



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 24, 2003

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:42 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, MEMBERS CRAIG GALATI, BYRON GOYNES, LAURA McSWAIN AND TODD NIGRO

EXCUSED: STEVEN EVANS

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, MARY ESWAY - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

MINUTES:

CHAIRMAN TRUESDELL called the Briefing to order at 5:42 P.M.

DAVID CLAPSADDLE, Planning and Development Department, listed the items requested to be Held in Abeyance or Withdrawn Without Prejudice. Items 2, 28, 29, 30 and 45 have been requested to be held for thirty days. Items 51 and 52 will be withdrawn.

DAVID GUERRA, Public Works Department, stated he has modifications to conditions but would address each when the item is called.

MR. CLAPSADDLE explained that there is a Site Plan that will differ from the original header for the item and this was due to a redesign of the project. He suggested that a condition be added to specify the correct number of lots, in that way, there would be no room for errors.

Regarding Item 11 [ZON-1855], Item 12 [SDR-1856], and Item 13 [VAC-1857], these items originally were scheduled not to be heard before 9:00 P.M.. The applicant has contacted staff and has requested the items be heard in order.

MR. CLAPSADDLE recommended Item 75 [TXT-1742] be moved to 7:00 P.M. At the previous meeting when this item was held in abeyance, staff stated to those who were present to speak on the item, that it would be heard at 7:00 P.M.

City of Las Vegas

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Briefing

MINUTES – Continued:

Item 74 [SDR-2034] and Item 67 [MSP-2032]. MR. CLAPSADDLE suggested both items be heard at the same time. Item 67 relates to the Master Sign Plan and Item 74 refers to the Site Development Plan Review for the adjacent property.

MR. CLAPSADDLE confirmed that a presentation by representatives of the Department of Health would be held in conjunction with Item 75 [TXT-1742]. Finally, as directed, staff was able to conduct additional research relative to this item. VICE-CHAIRMAN QUINN added that he had an opportunity to speak with representatives of the Health District.

BRIEFING ADJOURNED AT 5:46 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 24, 2003

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S WEBSITE AT www.ci.las-vegas.nv.us. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING TUESDAY AT MIDNIGHT AND 9:00 AM AND THURSDAY AT 6:00 PM.

PLEDGE OF ALLEGIANCE was led by MADELINE QUINN.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, COMMISSIONERS CRAIG GALATI, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND TODD NIGRO

STAFF PRESENT: MARGO WHEELER, - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS DEPT., RICHARD SCHRODER - PUBLIC WORKS DEPT, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, MARY ESWAY – CITY CLERK'S OFFICE, AND DEENY ARAUJO – CITY CLERK'S OFFICE

(6:00)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 24, 2003

SUBJECT:

Approval of the minutes of the March 27, 2003 Planning Commission Meeting

MOTION:

QUINN - APPROVED - UNANIMOUS

MINUTES:

There was no discussion

(6:01)

1-40

NOTE: Subsequent to the motion for approval of the minutes, CHAIRMAN TRUESDELL gave recognition to "Bring Your Daughter to Work Day" and introduced MADELINE QUINN, daughter of VICE CHAIRMAN STEPHEN QUINN, as well as his daughter, MELISSA TRUESDELL.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 24, 2003

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

- SAN MARINO III - ALBERT AND EILEEN MASSI, ET AL - Request for a Tentative Map FOR A 30-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.50 acres adjacent to the northeast corner of El Capitan Way and Horse Drive (APN: 125-08-604-001, 002, 003, 004, and 005), R-A (Ranch Acres) and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1, 3 through 10 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 8 and 9 as her firm is currently in negotiations with KB Home on a contract.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:15 – 6:17)

1-438

PLANNING COMMISSION MEETING OF APRIL 24, 2003

Planning and Development Department

Item 1 – TMP-1846

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-1564), Site Development Plan Review (SDR-1566), Variance (VAR-1565) and all other site related activity.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Petition of Vacation VAC-1764 shall record prior to the recordation of a Final Map for this site.
7. Site development to comply with all applicable conditions of approval for ZON-1564 and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-1990 - ALTA BUSINESS PARK (A COMMERCIAL SUBDIVISION) - ALTA MLK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 1-LOT COMMERCIAL SUBDIVISION on 16.78 acres adjacent to the west side of Martin L. King Boulevard, approximately 140 feet north of Alta Drive (APN: 139-33-202-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – ABEYANCE TO 5/22/2003 Planning Commission meeting - UNANIMOUS

NOTE: COMMISSION NIGRO disclosed that he is currently working on a project that is located within the notification area, but did not feel there would be any conflict and would vote on the abeyance and on the item when it is brought forward.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has requested this item be held in order to meet with PublicWorks regarding a few outstanding issues. MR. CLAPSADDLE acknowledged receipt of the request for abeyance from the applicant.

TED EGGERTON, 5828 West Spring Mountain Road, appeared on behalf of the applicant and confirmed that 30 days would be adequate in order to meet with staff.

(6:06 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2006 - RIDGEGATE - WESTVIEW, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR AN 100-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.21 acres adjacent to the southwest corner of Wittig Avenue and Tee Pee Lane (APN: 125-19-501-011, 012, 013, 014, 125-19-601-002, and 003), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) and R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1, 3 through 10 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 8 and 9 as her firm is currently in negotiations with KB Home on a contract.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:15 – 6:17)

1-438

PLANNING COMMISSION MEETING OF APRIL 24, 2003

Planning and Development Department

Item 3 – TMP-2006

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (Z-0058-01) and Site Development Plan Review [Z-0058-01(1)].
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Provide a public sewer stub to Assessor's Parcel Number 125-19-501-010 from Lonesome Pine Ave.
7. Site development to comply with all applicable conditions of approval for Z-58-01, Z-58-01(1), ROC-1119, VAC-39-02 and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2007 - CASCADE III - STANPARK HOMES - Request for a Tentative Map FOR AN 81-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.26 acres adjacent to the northeast corner of Grand Canyon Drive and Gilcrease Avenue (APN: 125-18-501-007), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1, 3 through 10 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Items 8 and 9 as her firm is currently in negotiations with KB Home on a contract.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:15 – 6:17)

1-438

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 4 – TMP-2007

MINUTES – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-1729) and Rezoning (ZON-1726).
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1726, Site Development Plan Review SDR-1729 and all other subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received

from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2010 - MIRAMONTE - PULTE HOMES - Request for a Tentative Map FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 17.58 acres adjacent to Park Vista Drive, 410 feet west of Vista Center Drive (APN: 137-35-310-003), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1, 3 through 10 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 8 and 9 as her firm is currently in negotiations with KB Home on a contract.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:15 – 6:17)

1-438

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 5 – TMP-2010

CONDITIONS – Continued:

2. All development is subject to the conditions of City Departments and State Subdivision Statutes.
3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. Conformance to the adopted Summerlin Standards.
5. Setbacks shall be removed from the map prior to submittal of the Final Map.

Public Works

6. If not already constructed or guaranteed by the master developer at time of development, construct two lanes of paved legal access to this site.
7. Construct the full width of the proposed entrance street, Springburn Lane, at Park Vista Drive concurrent with development of this site and obtain right-of-way or easement rights for the northern half of Springburn Lane prior to the recordation of a Final Map for this site.
8. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
10. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

PLANNING COMMISSION MEETING OF APRIL 24, 2003

Planning and Development Department

Item 5 – TMP-2010

CONDITIONS – Continued:

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
12. Site development to comply with all applicable conditions of approval for Summerlin Village 20 overall subdivision, the Summerlin Improvement Standards, the Master Traffic Impact Analysis, and all other applicable site related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
14. Offset street crowns for public streets interior to the subdivision and the termination of Vista Mirado street with a non-standard cul-de-sac having a radius of 26.5 feet to the back of curb, as per the plan submitted to and approved by the City Engineer, is hereby approved as a Deviation From Standards and may be incorporated into the construction drawings and Final Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2020 - VALLEY CREST II EAST - LM LAS VEGAS, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 110-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.8 acres adjacent to the southwest corner of Grand Canyon Drive and Gilcrease Avenue (a portion of APN: 125-18-201-001 and 125-18-201-002, 003, 004, 005 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1, 3 through 10 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 8 and 9 as her firm is currently in negotiations with KB Home on a contract.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:15 – 6:17)

1-438

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 6 – TMP-2020

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for General Plan Amendment (GPA-1983), Site Development Plan Review (SDR-1702), and the Grand Teton Village Master Development Plan Standards including as amended by MOD-1730.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
7. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1699, Site Development Plan Review SDR-1702 and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2024 - VALLEY CREST II WEST - LM LAS VEGAS, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 59-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.37 acres adjacent to the northeast corner of Farm Road and Hualapai Way (APN: 125-18-201-006, 007 and a portion of 125-18-201-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1, 3 through 10 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 8 and 9 as her firm is currently in negotiations with KB Home on a contract.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:15 – 6:17)

1-438

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 7 – TMP 2024

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for General Plan Amendment (GPA-1983), Site Development Plan Review (SDR-1705), and the Grand Teton Village Master Development Plan Standards as amended by (MOD-1730).
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Dedicate 50 feet of right-of-way adjacent to this site for Hualapai Way.
7. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0014-02, Site Development Plan Review SDR-1705 and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

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DISCUSSION

SUBJECT:

TMP-2028 - IRON MOUNTAIN RANCH VILLAGE 12B - KB HOME NEVADA, INC. - Request for a Tentative Map FOR A 16-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 9.78 acres adjacent to the west side of Thom Boulevard, approximately 660 feet south of Horse Drive (APN: 125-12-701-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1, 3 through 10 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Items 8 and 9 as her firm is currently in negotiations with KB Home on a contract.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:15 – 6:17)

1-438

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 8 – TMP-2028

CONDITIONS – Continued:

2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. Site development to comply with all applicable conditions of approval for Rezoning (Z-0016-98) and Iron Mountain Ranch Master Plan.

Public Works

6. Dedicate 25.5 feet of right-of-way adjacent to this site for Racel Street, 25.5 feet for Unicorn Street, a 15 foot radius on the northeast corner of Racel Street and Unicorn Street and a 15 foot radius at the northwest corner of Thom Boulevard and Racel Street prior to the issuance of any permits.
7. Construct half-street improvements including appropriate overpaving (if legally able) on Racel Street and Unicorn Street adjacent to this site concurrent with development of this site. Also, construct all incomplete half-street improvements on Thom Boulevard adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
8. Extend public sewer in Thom Boulevard to the north edge of this development and to the west edge of this development in Racel Street to locations, depths and alignments acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

PLANNING COMMISSION MEETING OF APRIL 24, 2003

Planning and Development Department

Item 8 – TMP-2028

CONDITIONS – Continued:

10. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
11. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2029 - MARIPOSA @ THE PASEOS - KB HOME NEVADA, INC. - Request for a Tentative Map FOR A 141-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 28 acres adjacent to the southwest corner of Alta Drive and Desert Foothills Drive (a portion of APN: 137-22-000-006), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1, 3 through 10 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 8 and 9 as her firm is currently in negotiations with KB Home on a contract.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:15 – 6:17)

1-438

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 9 – TMP-2029

CONDITIONS – Continued:

2. All development is subject to the conditions of City Departments and State Subdivision Statutes.
3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. Conformance to the adopted Summerlin Standards.
5. Setbacks shall be removed from the map prior to submittal of the Final Map.

Public Works

6. If not already constructed or guaranteed by the master developer, construct Desert Foothills Drive, Alta Drive and Paseo Breeze Drive adjacent to this site and provide a paved legal access to this site prior to occupancy of any units within this subdivision.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Construct the full width of the proposed entrance street, Amaryllis Pride, at Paseo Breeze Drive concurrent with development of this site and obtain right-of-way or easement rights for the northern half of Amaryllis Pride prior to the recordation of a Final Map for this site.
9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
10. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 9 – TMNP-2029

CONDITIONS - Continued:

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
12. Site development to comply with all applicable conditions of approval for the Summerlin Village 23A Tentative Map and all other subsequent site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ANX-2016 - C.W. FOURTH FAMILY, LIMITED PARTNERSHIP - Petition to Annex property generally located on the southeast corner of Fort Apache Road and Alexander Road containing approximately 2.50 acres (APN: 138-08-101-001), Ward 4 (Brown).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

QUINN - APPROVED Items 1, 3 through 10 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 8 and 9 as her firm is currently in negotiations with KB Home on a contract.

This item will be forwarded to City Council in Ordinance Form.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:15 – 6:17)

1-438

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - ZON-1855 - JAMES PINJUV, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

C.C.: 5/21/03

APPLICANT REQUESTS THIS ITEM NOT BE HEARD BEFORE 9:00 PM

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained this item was held in abeyance from the 3/27/03 Planning Commission meeting in order for a redesign to be accomplished. The initial Site Plan met the open space requirement, but the portion located within the RPN buffer was not in conformance with the three units per acre stipulation. He stated that the applicant has reversed the design and now there is no open space but the density within the RPN buffer now conforms. Staff had no objections to the zoning request but recommended that the site development plan be denied because it lacks the open space which they felt a 32-lot subdivision should have.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 11 – ZON-1855

MINUTES – Continued:

CLAY BURTREES, Alpha Engineering, 50 South Jones, appeared on behalf of the applicant. He stated that an intermediate site plan had also been submitted that met both the RPN buffering and open space requirements. As a result of meeting with local and neighborhood representatives, a number of modifications were made. MR. BURTEES reviewed the recommended changes that included no lots fronting Azure Drive to alleviate neighborhood traffic conditions. As a compromise, the residents were willing to swap the open space for the internal streets.

JEFF SPECIAL, 2100 Rico Peak Court, owner of Bob Taylor's Ranch House located across the street from this proposed development, opposed the elimination of the open space. He stated his establishment has been required to meet those requirements and he felt the applicant should also comply.

DEBBIE CANSORA, 6013 Golden Saddle, supported this project. She stated this development is compatible with the existing neighborhoods and those currently being built in the community. She remarked that if this proposal maintains the three units per acre, it will be a welcomed addition to the community.

DR. GAIL SCHUTZ, representing the Tenaya Way Homeowners Association appeared in protest. She stated none of her neighbors have ever been approached regarding this development and stated they would be opposed to any development more than three units per acre.

MR. BURTREES replied that the applicant has met with COUNCILMAN MACK and he was under the impression that they also met with neighborhood representatives.

COUNCILMAN EVANS asked for an explanation of the density requirements in a Rural Preservation area. DEPUTY CITY ATTORNEY BRYAN SCOTT clarified that State Law provides that in a Rural Preservation area, which is 330 feet from any Rural Preservation Neighborhood, zoning is permitted up to three units per acre unless there is justification to zone it higher than that. He also stated the Commission has the ability to use its discretion to determine good cause.

COUNCILMAN EVANS questioned whether the redesign of the site plan was based on the residents desire to have larger lots in lieu of open space. MR. BURTREES stated the RPN requirements are being met. MR. CLAPSADDLE concurred with that statement. MR. BURTREES remarked that with more internal lots within the subdivision, this would prevent residents from backing up from their properties onto Azure Drive into traffic.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 11 – ZON-1855

MINUTES – Continued:

With references having been made to three varying site plans, MR. CLAPSADDLE stated the intermediate plan did indeed meet both the open space requirements and the RPN buffer standards.

COMMISSIONER NIGRO stated he has heard of many residents who prefer larger lots because that promotes higher value within a rural setting. He commented he could support the open space variance for this project.

COMMISSIONER GALATI in comparing the lot sizes, commented that only three lots are large parcels and if the development was conducive with a rural-type development, he could support the open space waiver. However, upon reviewing the site plan, he felt that with so many home sites, the open space should not be eliminated.

COMMISSIONER McSWAIN, referring to the site plan, asked about what appears to be landscaping on the eastern edge of the property. MR. BURTREES explained that it is part of the trails system and it counts towards the open space requirement.

VICE CHAIRMAN QUINN remarked that the applicant should make attempts to hold neighborhood meetings, stating how essential it is to promote neighborhood involvement and elicit community support.

Regarding the Site Plan, CHAIRMAN TRUESDELL expressed concern about eliminating the open space and conveyed that he could not support the Site Plan. He said if the zoning request is approved, he would prefer to have the site plan relooked at by the neighbors. COMMISSIONER GALATI agreed and stressed the RPD standards are set with requirements for density and open space and he felt it is an inappropriate to trade off one for the other.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 11 [ZON-1855] and Item 12 [SDR-1856] was held under Item 11 [ZON-1855]. See also related Item 13 [VAC-1857].

NOTE: Prior to hearing Items 11 and 12, CHAIRMAN TRUESDELL announced that Item 75 [TXT-1742] was held in abeyance at a previous meeting and as a commitment, it was agreed that it would be heard as a 7:00 P.M. time certain.

(6:17/6:18 – 6:45)

1-501/1-518

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 11 – ZON-1855

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Density within the portion of the site that lies in the Rural Preservation Neighborhood Buffer shall be limited to 3.0 Units Per Acre.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct half-street improvements including appropriate overpaving, if legally able, on Azure Drive adjacent to this site concurrent with development of this site. Construct all incomplete half-street improvements on Regena Avenue and Rio Vista Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
5. Extend public sewer to the northwest corner of this development to a location, at a depth and along an alignment acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities

unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 11 – ZON-1855

CONDITIONS – Continued:

required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING &
DEVELOPMENT**

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-1856 - JAMES PINJUV, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 33 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND TO ALLOW 3.35 DWELLING UNITS PER ACRE WITHIN A 5.07 ACRE RURAL PRESERVATION NEIGHBORHOOD BUFFER WHERE 3.0 DWELLING UNITS PER ACRE IS PERMITTED on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 5/21/03

APPLICANT REQUESTS THIS ITEM NOT BE HEARD BEFORE 9:00 PM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to the 5/22/2003 Planning Commission meeting– MOTION carried with NIGRO voting No

NOTE: Motion for Approval subject to conditions by NIGRO failed with EVANS, GALATI, GOYNES, and TRUESDELL voting NO.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 12 – SDR-1856

MINUTES – Continued:

There was no discussion.

NOTE: All discussion for Item 11 [ZON-1855] and Item 12 [SDR-1856] was held under Item 11 [ZON-1855]. See also related Item 13 [VAC-1857]

NOTE: Prior to hearing Items 11 and 12, CHAIRMAN TRUESDELL announced that Item 75 [TXT-1742] was held in abeyance at a previous meeting and as a commitment, it was agreed that it would be heard as a 7:00 P.M. time certain.

(6:17/6:18 – 6:45)

1-501/1-518

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - VAC-1857 - JAMES T. AND JOANNE W. PINJUV - Petition to vacate the western 4.5 feet of Rio Vista Street between Azure Drive and Regena Avenue and to vacate the south half of Regena Avenue generally located west of Rio Vista Street, Ward 6 (Mack).

C.C.: 5/21/03

APPLICANT REQUESTS THIS ITEM NOT BE HEARD BEFORE 9:00 PM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the Petition to vacate is no longer necessary. A copy of the applicant's letter is one filed with the Planning Department.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 13 – VAC-1857

MINUTES – Continued:

CARL BURTTREES, Alpha Engineering, 50 South Jones, appeared on behalf of the applicant and agreed with the withdrawal.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:15 – 6:16)

1-371

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - ZON-1936 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Site Plan submitted by Carter Burgess

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESEDELL abstaining because one of his assistants moved into a new home at this location.

To be heard by the City Council on 5/21/03

NOTE: VICE CHAIRMAN QUINN disclosed that Carter Burgess, for the past fifteen years has been under contract with his firm providing surveying services. He did not believe there is any conflict and would be voting on the item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 14 – ZON-1936

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has done some major changes to the site plan for this project. He stated that staff has no objection to the zoning request. With regard to the Site Development Plan Review and the Variance, he stated that the number of lots has been reduced to 171 lots. The open space, initially located at the west portion of the property, has been centrally located providing accessibility to everyone within the development.

Regarding the Variance, MR. CLAPSADDLE stated the applicant plans to put in 54,398 square feet of open space, varying slightly with the 56,430 square foot requirement. Regarding the Site Plan, staff determined that the elimination of the six and eight lot cluster housing with 24-foot private drives was a vast improvement; however, because of the deficiency in the open space, staff is recommending denial. MR. CLAPSADDLE noted that a slight redesign of the site would enable the developer to meet the open space requirement.

Not having seen a design, staff expressed concern with the proposed 18-foot high rock wall along the west side of the property and recommended the applicant submit a detailed design plan for review.

VICE CHAIRMAN QUINN asked for clarification that this piece of property is lower than the property to the west and with the 18-foot high wall, the result will be a high elevation to the west and a low elevation to the east. REBECCA RALSTON, 6655 Bermuda Road, confirmed that to be correct.

MS. RALSTON along with DON RODRIGUEZ, of CARTER BURGESS, appeared on behalf of the applicant. She distributed to the Commission, copies of the site plan and provided a copy for the record.

VICE CHAIRMAN QUINN took a moment to disclose that CARTER BURGESS, representing the applicant, has over the past fifteen years provided surveying services to his firm. DEPUTY CITY ATTORNEY BRYAN SCOTT expressed that if VICE CHAIRMAN QUINN did not feel there was any conflict, it would not be inappropriate for him to participate in further discussion.

MS. RALSTON and MR. RODRIGUEZ both presented a brief overview of all three applications. Addressing staff concerns, MS. RALSTON explained that significant changes were made to the site plan including increasing the size of lots and locating a much more useable centrally-located open space. She likened the proposed wall to other developments within the area and stated that aesthetically it conforms to the context of the Lone Mountain area. MR. RODRIGUEZ described the landscaping elements of the project. He pointed out that the rock wall does not abut the perimeter residences.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 14 – ZON-1936

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, expressed his support of this project. In response to his question regarding the trails, MR. CLAPSADDLE verified that there is no trail system directly abutting this project.

Responding to COMMISSIONER GALATI'S question regarding future plans for streets, DAVID GUERRA, Public Works Department, replied that the roads will most likely go to the Pule Alignment. COMMISSIONER GALATI questioned the safety aspect should a street be constructed and the potential for a vehicle to intrude onto someone's property. MS. RALSTON stated the developer would be open to installing a wrought iron fence similar to those constructed in Henderson and Boulder City. COMMISSIONER GALATI also suggested that the developer, when finalizing the details of the open space, might consider including the residents in the planning stages.

Relating to the construction of the wall, COMMISSIONER NIGRO asked whether staff had any preferences as far as design. MR. CLAPSADDLE explained that there is a condition, should the Site Development Plan be approved, that requires the applicant to submit detailed plans before going forward to the City Council. MS. RALSTON committed to providing the necessary documentation.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 14 [ZON-1936] and Item 16 [VAR-2196] was held under Item 14 [ZON-1936]. See Item 15 [SDR-1937] for related discussion.

(6:45 – 7:11)

1-1495

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Petition of Vacation VAC-59-02 must record prior to the recordation of a Final Map overlying or adjacent to the area being vacated.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 14 – ZON-1936

CONDITIONS – Continued:

3. Dedicate 40 feet of right-of-way, where not already existing, adjacent to this site for Lone Mountain Road, 30 feet for Peaceful Dawn Road, 40 feet for Cliff Shadow Parkway, a 20 foot radius on the northwest corner of Cliff Shadows Parkway and Peaceful Dawn Road and dedicate a 54 foot radius on the southwest corner of Cliff Shadows Parkway and Lone Mountain Road.
4. Construct half-street improvements including appropriate overpaving, if legally able, on Lone Mountain Road, Peaceful Dawn Avenue, and Cliff Shadows Parkway adjacent to this site concurrent with development of this site. Construct widened pavement extending eastward on Lone Mountain Road to Cliff Shadows Parkway and northward on Cliff Shadows Parkway to Lone Mountain Road adjacent to the “Not A Part” parcel at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
5. Extend public sewer in Peaceful Dawn Road to the west edge of this development and to the northern portion of parcel 137-01-101-005 to a location, depth and alignment acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of

such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 14 – ZON-1936

CONDITIONS – Continued:

recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-1937 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 171-LOT SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions and Amending Condition 8 as follows:

8. The applicant shall submit detailed plans of the proposed rock wall along the west property line to the Planning and Development Department for review, prior to *City Council meeting* to determine compliance with Title 18 and other City standards.

And adding the following condition:

- *This development is limited to not more than 171 lots.*

- UNANIMOUS with TRUESDELL abstaining because one of his assistants moved into a new home at this location.

To be heard by the City Council on 5/21/03

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 15 – SDR-1937

MOTION - Continued

NOTE: VICE CHAIRMAN QUINN disclosed that Carter Burgess, for the past fifteen years has been under contract with his firm providing surveying services. He did not believe there is any conflict and would be voting on the item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 14 [ZON-1936] and Item 16 [VAR-2196] was held under Item 14 [ZON-1936]. See Item 15 [SDR-1937] for related discussion.

(6:45 – 7:11)

1-1495

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-1936) to a PD (Planned Development) Zoning District and a Variance (VAR-2196) for the reduction of open space approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum lot size of 2,000 square feet, minimum distance between buildings of 6 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a maximum of 5 feet or a minimum of 18 feet to the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 8 feet on the corner side, and 4 feet in the rear.
6. The applicant shall work with the master developer to determine the proportionate share of the cost of provision of infrastructure and services.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 15 – SDR-1937

CONDITIONS – Continued:

7. The applicant shall contribute \$146,700 toward the cost of park 2 within the Lone Mountain West Master Plan Area, prior to the issuance of any building permits.
8. The applicant shall submit detailed plans of the proposed rock wall along the west property line to the Planning and Development Department for review, prior to submittal of the Tentative Map to determine compliance with Title 18 and other city standards.
9. A detailed landscaping plan depicting recreational facilities in the usable open space areas must be submitted prior to or at the same time application is made for a building permit.
10. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters and shall meet the plant palette of the Lone Mountain West Master Plan.
11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. All walls shall meet the standards in the Lone Mountain West Master Plan.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 15 – SDR-1937

CONDITIONS – Continued:

17. Provide a paved legal access per Clark County Area Standard Drawing #209 to this site prior to occupancy of any units within this development.
18. A Master Streetlight Plan of public street lights shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
19. A Homeowner's Association or other private maintenance organization shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
21. Meet with the Clark County School District to discuss the provision of pedestrian access points prior to submitting civil drawings for approval.
22. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1936 and all other subsequent site-related actions.
23. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2196 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 1.3 ACRES OF OPEN SPACE WHERE 1.30 ACRES IS REQUIRED on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because one of his assistants moved into a new home at this location.

To be heard by the City Council on 5/21/03

NOTE: VICE CHAIRMAN QUINN disclosed that Carter Burgess, for the past fifteen years has been under contract with his firm providing surveying services. He did not believe there is any conflict and would be voting on the item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 16 – VAR-2196

CONDITIONS – Continued:

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 14 [ZON-1936] and Item 16 [VAR-2196] was held under Item 14 [ZON-1936]. See Item 15 [SDR-1937] for related discussion.

(6:45 – 7:11)

1-1495

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-1936) and Site Development Plan Review (SDR-1937).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2249 - CITY OF LAS VEGAS - Request to amend the Southeast Sector Plan of the City of Las Vegas General Plan by the adoption of the "Downtown North Land Use Plan." The Downtown North Area is located south of Owens Avenue, east of Interstate 15, north Interstate 515, and west of Bruce Street, Sagman Street, and Ninth Street.

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report (Not Applicable)

MOTION:

McSWAIN – APPROVED – UNANIMOUS with GALATI abstaining because his firm has numerous contracts associated with properties located in the area.

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DON SCHMEISER, Comprehensive Planning Division, gave a brief presentation on the Downtown North Land Use Plan. He explained the reason for establishing the northern boundary ending at US95. Relating to the land use, he explained that it does not include the homeless population. No zone changes are anticipated. The main intention focuses on land use designations of properties within the Downtown North area. Although the area south of Washington Street lies within the Redevelopment Area, there are no plans to make any changes to that area.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 17 – GPA-2249

MINUTES – Continued:

MR. SCHMEISER outlined the improvement plans that encompass the Cashman Field, the State Office Building, City facilities, south of Bonanza Road, including the Senior Center, the pool, the Fire Station and a number of other public uses located on either side of Las Vegas Boulevard and Veterans Memorial Drive. MR. SCHMEISER pointed out the City's plans to enhance the various areas with landscaping, signage, and banners. Specifically, he noted that there are plans to renovate the existing Biltmore Cottages located on Las Vegas Boulevard. He commented that the land valuation has doubled and more than 75% of the residents are owner-occupants. The Plan calls for increased residential development, improvement to streets, curbs and streetlighting and establishment of a trails system connecting downtown with the downtown north area.

MR. SCHMEISER pointed out the location of several cemeteries, which are designated as public use. He spoke of the reclassification of a number of public lands that are used for commercial purposes to publicly-owned sites. Lastly, he indicated that there are a number of properties that are considered non-conforming and the recommendation is to designate those areas to the appropriate land use to characterize the type of land use that presently exists there.

TODD FARLOW, 240 North 19th Street asked if bike trails that currently end at Mesquite will eventually connect to the other trails in the Valley.

DELRAE ROSE, 1959 Towering Pine, asked if there would be any impact on the residences located in the notification area. She also asked for copies of this and any future plans. CHAIRMAN TRUESDELL directed her to the website or to staff to obtain copies.

VERNA STROKESBERRY, 1117 Webb Street, asked if there are any plans for the area along Rancho Boulevard and Owens Boulevard. MR. SCHMEISER explained that this area is referred to as West Las Vegas. He clarified that notification is given to everyone within a 700 feet radius of any area proposed for land use designation changes. He affirmed that no changes are anticipated for this area.

COMMISSIONER McSWAIN asked whether any dialogue has taken place between the City and the City of North Las Vegas pertinent to continuing the improvements into the North Las Vegas Township. MR. SCHMEISER agreed that it would be a superb opportunity for North Las Vegas to continue the enhancements, once the All American By-way has been established.

CHAIRMAN TRUESDELL questioned whether there are any future plans to extend the monorail. MARGO WHEELER, Planning Manager, Planning and Development Department, stated staff would look into the matter.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 17 – GPA-2249

MINUTES – Continued:

Replying to COMMISSIONER GOYNES, MR SCHMEISER explained that the homeless situation is a regional concern and not addressed by this plan.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:04 – 9:32)

2-2965

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-1498 - JAMES R. DAVIDSON, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: L (Low Density Residential) on 7.8 acres adjacent to the northwest corner of Alexander Road and Cimarron Road (APN: 138-04-404-030 through 034), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GALATI- APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained the General Plan Amendment and Zoning application requests are appropriate and compatible with the surrounding areas. A portion of this property was previously zoned R-1. There is a redesign of the original site plan illustrating 26 lots with some lots having been enlarged. He commented that adequate landscaping is proposed. Staff had no problems with the request to vacate Tomsik Street.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 18 – GPA-1498

MINUTES – Continued:

CRAIG BROOKSBY, 6260 West Rainbow Court, appeared on behalf of the applicant and concurred with staff's recommendations.

TODD FARLOW, 240 North 19th Street, asked if the trail along Alexander would be affected in any way. DON SCHMEISER, Comprehensive Planning Division, and MR. DICHTER clarified that the trail is located on the south side of Alexander and the proposed project is located on the north side of Alexander.

CHARLIE HOWE, 4061 Tomsik, suggested the proposed lots be much larger and similar to the adjacent properties.

JIM DONAHUE, 4195 Tomsik, Director of the Northwest Citizens Association, stated the applicant has met the set standards and it appears to be as nice as Cocapella Village. He remarked that the neighbors like the project.

JOHN CHARICK, 4061 North Tomsik, stated the applicant has made himself available for questions. He preferred that all of the lots be larger and be single story.

COMMISSIONER GALATI asked if the site plan had been reviewed, in particular, he was concerned about the length of the cul-de-sac. MR. CLAPSADDLE stated Fire Services had not reviewed the plans.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 18 [GPA-1498], Item 19 [ZON-2023], Item 20 [SUP-2033], Item 21 [SDR-2031] and Item 22 [VAC-2027] was held under Item 18 [GPA-1498].

(9:32 – 9:45)

3-515

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2023 - JAMES R. DAVIDSON, ET AL - Request for a Rezoning FROM: R-E (Residence Estates), R-E (Residence Estates) under Resolution of Intent to R-1 (Single Family Residential), and U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] [Proposed: L (Low Density Residential)] TO: R-1 (Single Family Residential) on 7.8 acres adjacent to the northwest corner of Alexander Road and Cimarron Road (APN: 138-04-404-030 through 034), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI- APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

CRAIG BROOKSBY, 6260 West Rainbow Court, appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 19 – ZON-2023

MINUTES – Continued:

No one appeared in opposition.

There was no r discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 18 [GPA-1498], Item 19 [ZON-2023], Item 20 [SUP-2033], Item 21 [SDR-2031] and Item 22 [VAC-2027] was held under Item 18 [GPA-1498].

(9:32 – 9:45)

3-515

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

Public Works

2. Dedicate 50 feet of right-of-way adjacent to this site for Alexander Road, 40 feet for Cimarron Road, and a 54 foot radius at the northwest corner of Alexander Road and Cimarron Road. Also, dedicate or obtain dedication of appropriate right-of-way to terminate Tomsik Street with a cul-de-sac meeting current City standards, or dedicate 60 feet of right-of-way through this site for Tomsik Street including appropriate radii at Alexander Road.
3. Construct half-street improvements on Alexander Road and Cimarron Road adjacent to this site and construct appropriate improvements to either terminate Tomsik Street or to carry Tomsik Street through this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts

adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 19 – ZON-2023

CONDITIONS – Continued:

required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be

proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2033 - JAMES R. DAVIDSON, ET AL - Request for a Special Use Permit TO ALLOW A PRIVATE STREET FOR A PROPOSED 26-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 7.8 acres adjacent to the northwest corner of Alexander Road and Cimarron Road (APN: 138-04-404-030 through 034), R-E (Residence Estates), R-E (Residence Estates) under Resolution of Intent to R-1 (Single Family Residential), and U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] Zones [Proposed: R-1 (Single Family Residential)], Ward 4 (Brown).

IF APPROVED: C.C.: 5/21/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI- APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

CRAIG BROOKSBY, 6260 West Rainbow Court, appeared on behalf of the applicant.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 20 – SUP-2033

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 18 [GPA-1498], Item 19 [ZON-2023], Item 20 [SUP-2033], Item 21 [SDR-2031] and Item 22 [VAC-2027] was held under Item 18 [GPA-1498].

(9:32 – 9:45)

3-515

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The private street shall be subject to the conditions within Section 19.04.050(B) of the Las Vegas Zoning Code.
3. The private street shall be subject to the design standards specified in Title 18 (Las Vegas Subdivision Ordinance).
4. The City shall be permitted to examine the street to determine its compliance with approved standards.
5. All development shall conform to the Conditions of Approval for the Tentative Map, Site Development Plan Review (SDR-2031) and all other subsequent site related actions.
6. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

7. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 20 – SUP-2033

CONDITIONS – Continued:

9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2023 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2031 - JAMES R. DAVIDSON, ET AL - Request for a Site Development Plan Review FOR A 26-LOT SINGLE FAMILY DEVELOPMENT on 7.8 acres adjacent to the northwest corner of Alexander Road and Cimarron Road (APN: 138-04-404-030 through 034), R-E (Residence Estates) R-E (Residence Estates) under Resolution of Intent to R-1 (Single Family Residential) and U (Undeveloped) [DR (Desert Rural) General Plan Designation] [Proposed: L (Low Density Residential) General Plan Designation] [Proposed: R-1 (Single Family Residential)] Zones, Ward 4 (Brown).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI- APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

CRAIG BROOKSBY, 6260 West Rainbow Court, appeared on behalf of the applicant.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 21 – SDR-2031

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 18 [GPA-1498], Item 19 [ZON-2023], Item 20 [SUP-2033], Item 21 [SDR-2031] and Item 22 [VAC-2027] was held under Item 18 [GPA-1498].

(9:32 – 9:45)

3-515

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-2023) to a R-1 (Single-Family Residential) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The setbacks for this development shall conform to the R-1 zoning district standards.
4. Each dwelling unit shall have a minimum of two parking spaces. Tandem parking arrangements shall only count as one parking space.
5. The standards for this development shall include the following: minimum lot size of 6,500 square feet, lot coverage shall not exceed 50%, and building height shall not exceed two stories or 35 feet, whichever is less.
6. All development shall be in conformance with the site plan, except as amended by conditions herein.
7. Air conditioning units shall not be mounted on rooftops
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

PLANNING COMMISSION MEETING OF APRIL 24, 2003

Planning and Development Department

Item 21 – SDR-2031

MINUTES – Continued:

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

11. A Petition of Vacation, such as VAC-2027, for the purpose of vacating Tomsik Street in a manner acceptable to the Department of Public Works, must record prior to the recordation of a Final Map for this site. If said vacation is not approved, a new Site Development Plan shall be submitted acknowledging Tomsik Street within the boundaries of this site.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222A.
13. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2023 and all other subsequent site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2027 - MARIE ONGSIACO - Petition to vacate a portion of Tomsik Street, generally located between Alexander Road and Florine Avenue, Ward 4 (Brown).

SET DATE: 5/7/03

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI- APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

CRAIG BROOKSBY, 6260 West Rainbow Court, appeared on behalf of the applicant.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 22 – VAC-2027

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 18 [GPA-1498], Item 19 [ZON-2023], Item 20 [SUP-2033], Item 21 [SDR-2031] and Item 22 [VAC-2027] was held under Item 18 [GPA-1498].

(9:32 – 9:45)

3-515

CONDITIONS:

1. Provide a plan, acceptable to the City Engineer, showing how the area vacated with this action will be incorporated back into the adjacent properties. Provide notarized proof of approval from all involved property owners prior to recordation of an Order of Vacation.
2. Dedicate or obtain dedication for the complete cul-de-sac bulb per Standard Drawing #212 or an offset cul-de-sac prior to recordation of an Order of Vacation for this site. Tomsik Street cannot be terminated in a private cul-de-sac.
3. This Petition of Vacation shall be modified to retain those portions of Tomsik Street necessary to terminate Tomsik Street in a cul-de-sac meeting current City Standards.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by ZON-2023 may be used to satisfy this requirement.
5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 22 – VAC-2027

CONDITIONS – Continued:

8. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #5 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
9. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-1969 - RBJ SEPARATE PROPERTY TRUST, ET AL ON BEHALF OF HELLER DEVELOPMENT COMPANY - Request to amend a portion of the Centennial Hills Sector of the General Plan FROM: RNP (Rural Neighborhood Preservation) TO: DR (Desert Rural Residential) on 6.75 acres adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 and 004), PROPOSED USE: SINGLE FAMILY DEVELOPMENT, Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

46

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

NIGRO – APPROVED – UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, summarized all applications and stated staff has recommended approval on the GPA and the Rezoning Request but denial on the Variance Request and the Site Development Review Plan.

KIRBY ADAMS, appeared on behalf of the applicant. He explained that this project will consist of 16 lots on 6.75 acres. He concurred with staff's recommendations on the GPA and the Rezoning request but asked that Condition 5 be modified to indicate no streetlights on Rebecca Road. Regarding the Variance, he stated the facilities across the street would be adequate to fulfill the open-space requirements. Meeting with the neighbors, their main concerns focused on whether

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 23 – GPA-1969

MINUTES – Continued:

there would be two-story structures abutting the existing developments to the west and south. As a compromise, the developer agreed to limit those seven lots to one story.

SHERRIE and HOWARD HUGHES, 5853 Rebecca Road, appeared in support of this project. She expressed surprise at hearing that protests were received as a number of the residents had voiced their support of this project with the exception of those lots that were referred to previously by MR. ADAMS. However, having reached an amicable solution, the residents had no further reservations and voiced their approval of the project.

CAROL Le DUC, 7575 Rome Boulevard, expressed her approval of this project and stated that in other developments, the community has been very successful at endorsing the waiver of the open space to allow for larger lots. In this case, she remarked that the area designated for open space was just slightly larger than a regular lot size and the neighbors did not see any value in having such a small area just to meet the open space requirement. She also felt it would be a gathering place for undesirable activities.

JIM KRAMER, 6648 Alpine Brooks, representing residents of the Aviance Estate opposed this development. He argued that when first presented, it was proposed as a planned community; subsequently, they learned that the lots would be individually sold. He objected to the construction of any two-story homes that would invade their privacy as adjoining residents and commented on the need to retain the open space requirement to accommodate the children in that development.

LYLE DAVIS, 6310 Tropicana Parkway, remarked that he took a survey of people who live in the notification area and received a number of positive comments. If the open space requirement was waived, he suggested that the developer might consider directing any funds that would have been used for the open space towards constructing restroom facilities at the park.

COMMISSIONER EVANS asked about developers making contributions in lieu of the open space. MARGO WHEELER, Planning Manager, Planning and Development Department, stated that if the Commission felt such an arrangement should be made, the applicant along with the Public Works Department could determine an appropriate contribution amount prior to being heard by the City Council. COMMISSIONER NIGRO asked the applicant to comment on the suggestion. MR. ADAMS acknowledged that the applicant would most likely concur. COMMISSIONER NIGRO remarked that with small parcels that are required to have the open space with limitations such as drought and lack of turf, he really could not see any advantages. He stated he could see why the residents would prefer the larger lots versus having the open space.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 23 – GPA-1969

MINUTES – Continued:

Replying to a question by MS. HUGHES regarding the streetlights, DAVID GUERRA, Public Works Department, clarified that full off-site improvements are standard conditions and he pointed out that there is a school located nearby that could determine whether full off-sites could be waived or not. In stating that final determination would be made by City Council, COMMISSIONER NIGRO opted to leave the condition as written and recommended the applicant work with staff prior to the City Council meeting.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion was held under Item 23 [GPA-1969], Item 24 [ZON-1970], Item 25 [VAR-1972], and Item 26 [SDR-1971] was held under Item 23 [GPA-1969].

(9:45 – 10:07)

3-955

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-1970 - RBJ SEPARATE PROPERTY TRUST, ET AL ON BEHALF OF HELLER DEVELOPMENT COMPANY - Request for a Rezoning FROM: U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: DR (Desert Rural Residential)] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 6.75 acres adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 and 004), PROPOSED USE: SINGLE FAMILY DEVELOPMENT, Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

46

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 24 – ZON-1970

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion was held under Item 23 [GPA-1969], Item 24 [ZON-1970], Item 25 [VAR-1972], and Item 26 [SDR-1971] was held under Item 23 [GPA-1969].

(9:45 – 10:07)

3-955

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-1969) to a DR (Desert Rural) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 40 feet of right-of-way adjacent to this site for Tropical Parkway, 30 feet for Rebecca Road, and a 20 foot radius at the southwest corner of Tropical Parkway and Rebecca Road.
5. Construct half-street improvements on Tropical Parkway and Rebecca Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 24 – ZON-1970

CONDITIONS – Continued:

6. Extend public sewer in Rebecca Road to the north edge of this development to a location, depth and alignment acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF APRIL 24, 2003

Planning and Development Department

Item 24 – ZON-1970

CONDITIONS – Continued:

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-1972 - RBJ SEPARATE PROPERTY TRUST, ET AL ON BEHALF OF HELLER DEVELOPMENT COMPANY - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 11,326 SQUARE FEET OF OPEN SPACE IS REQUIRED IN CONJUNCTION WITH A PROPOSED 16-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 and 004), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: DR (Desert Rural Residential) General Plan Designation], PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

46

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions and Adding the following condition:

- *The applicant shall work with the Department of Public Works to determine an appropriate contribution to the Park fund to offset the reduction in the amount of open space, prior to the City Council meeting.*

– UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 25 – VAR-1972

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion was held under Item 23 [GPA-1969], Item 24 [ZON-1970], Item 25 [VAR-1972], and Item 26 [SDR-1971] was held under Item 23 [GPA-1969].

(9:45 – 10:07)

3-955

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-1970) and Site Development Plan Review (SDR-1971).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-1971 - RBJ SEPARATE PROPERTY TRUST, ET AL ON BEHALF OF HELLER DEVELOPMENT COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 16-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 6.75 acres adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 and 004), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [Proposed: DR (Desert Rural Residential) General Plan Designation] [Proposed: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

46

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 26 – SDR-1971

MINUTES – Continued:

NOTE: All discussion was held under Item 23 [GPA-1969], Item 24 [ZON-1970], Item 25 [VAR-1972], and Item 26 [SDR-1971] was held under Item 23 [GPA-1969].

(9:45 – 10:07)

3-955

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. A Rezoning (ZON-1970) to an R-PD2 (Residential Planned Development – 2 Units Per Acre) Zoning District approved by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The setbacks for this development shall be a minimum of 25 feet to the front of the house and garage, as measured from back of sidewalk or from back of curb if no sidewalk is provided, 20 feet to the front of the house and garage for any lots on a knuckle or cul-de-sac bulb, 6 feet on the side, 11 feet on the corner side, and 20 feet in the rear.
5. The maximum building height shall be two stories or 35 feet, whichever is less, and no rooftop mechanical equipment shall be allowed. However, on lots 1 through 7 on the submitted site plan, the maximum building height shall be limited to one story.
6. The landscape plan shall be revised and reviewed by the Planning and Development Department, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. The size, type and spacing of all landscaping materials must be clearly indicated on the landscape plan.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 26 – SDR-1971

CONDITIONS – Continued:

7. Variance (VAR-1972) shall be approved by the City Council. Otherwise, the site plan shall be revised to depict the proper amount of interior open space.
8. Each dwelling unit shall have a minimum of two parking spaces. Tandem parking arrangements shall only count as one parking space.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. “Hammerhead” cul-de-sacs must be redesigned as circular cul-de-sacs or terminate with a emergency exit gate to meet City Standards; “Hammerhead” cul-de-sacs for street terminations are not allowed within the City of Las Vegas jurisdiction.
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
16. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF APRIL 24, 2003

Planning and Development Department

Item 26 – SDR-1971

CONDITIONS – Continued:

17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1970 and all other subsequent site-related actions.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-1983 - CITY OF LAS VEGAS - Request to amend Map No. 2 of the Interlocal Agreement Joint Parks and Trails Plan; Map No. 2 of the Master Plan Transportation Trails Element and Map No. 2 of the Recreation Trails Element to realign minor sections of trails along Hualapai Way and Grand Teton Drive.

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

EVANS – APPROVED – UNANIMOUS with GOYNES excused

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DON SCHMEISER, Comprehensive Planning Division, using the overhead pointed out the two trail amendments, previously approved by the County as part of the Interlocal Agreement Joint Parks and Trails Plan. The first trail to be eliminated is located to the north of Grand Teton Road because an existing residence is located close to the road. To accommodate that deletion, a trail was added around the block extending north along the west side of Tenaya Way, west along the south side of Racel and then south along the east side of Buffalo Drive back to Grand Teton Drive, extending west.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 27 – GPA-1983

MINUTES – Continued:

MR. SCHMEISER pointed out the realignment of the transportation trail along Hualapai Way south of Grand Teton. Finally, he indicated the section of the equestrian trail along the north side of Grant Teton Drive to be deleted.

SHARON LITZENBARK, 7280 Grant Teton Drive, appeared in support of the proposed amendments and commended MR. SCHMEISER and COMMISSIONER GOYNES for their time and efforts in implementing the realignment of the aforementioned trail segments.

TODD FARLOW, 240 North 19th Street, also expressed his appreciation to MR. SCHMEISER.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:07 – 10:15)

3-1783

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-1988 - JUDIE COLLINS-WARBURTON, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: R (Rural Density Residential) TO: O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN: 125-27-802-002, 003, 004, 005, 008, 009, 012 and 014), PROPOSED USE: PROFESSIONAL OFFICE PARK, Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

QUINN – ABEYANCE TO 5/22/2003 Planning Commission meeting – UNANIMOUS with NIGRO abstaining because ATTORNEY LAZOVICH’S firm is representing him on a zoning item in Henderson.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ATTORNEY JENNIFER LAZOVICH appeared on behalf of the applicant and affirmed the request to hold these items for thirty days to continue working with the neighbors.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 28 – GPA-1988

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 28 [GPA-1988], Item 29 [ZON-1987], and Item 30 [SDR-1986] was held under Item 28 [GPA-1988].

(6:06 – 6:08)

1-201

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-1987 - JUDIE COLLINS-WARBURTON, ET AL - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) TO: O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN: 125-27-802-002, 003, 004, 005, 008, 009, 012 and 014), PROPOSED USE: PROFESSIONAL OFFICE PARK, Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – ABEYANCE TO 5/22/2003 Planning Commission meeting – UNANIMOUS with NIGRO abstaining because ATTORNEY LAZOVICH’S firm is representing him on a zoning item in Henderson.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 28 [GPA-1988], Item 29 [ZON-1987], and Item 30 [SDR-1986] was held under Item 28 [GPA-1988].

(6:06 – 6:08)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-1986 - JUDIE COLLINS-WARBURTON, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 68,421 SQUARE FOOT OFFICE PARK DEVELOPMENT on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN: 125-27-802-002, 003, 004, 005, 008, 009, 012 and 014), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – ABEYANCE TO 5/22/2003 Planning Commission meeting – UNANIMOUS with NIGRO abstaining because ATTORNEY LAZOVICH’S firm is representing him on a zoning item in Henderson.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 28 [GPA-1988], Item 29 [ZON-1987], and Item 30 [SDR-1986] was held under Item 28 [GPA-1988].

(6:06 – 6:08)

1-201

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-1989 - DFA, LIMITED LIABILITY COMPANY - Request to amend a portion of the Southeast Sector of the General Plan FROM: M (Medium Density Residential) and SC (Service Commercial) TO: SC (Service Commercial) on 0.57 acres at 1722 West Bonanza Road (APN: 139-28-302-026), PROPOSED USE: OFFICE, Ward 5 (Weekly).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – APPROVED – UNANIMOUS with McSWAIN abstaining because her firm rents equipment from MR. AHERN’S business establishment.

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the proposed General Plan Amendment and the Zoning Request are appropriate and compatible with the surrounding area. He noted that a previous designation of C-1 expired and was never renewed. Regarding the zoning request, the intent is to renovate the existing building. Regarding the request to reduce the landscaping within the parking lot area, staff had no problems with that request. On the remainder of the west property line, the landscaping will be provided.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 31 – GPA-1989

MINUTES – Continued:

BRUCE BILYEU, 1611 West Bonanza, appeared on behalf of the applicant and concurred with staff's recommendations. He asked for clarification on Conditions 13 and 14. He preferred that the fencing be left as it currently exists. On Condition 14 he wanted to clarify that the condition would be enforced by Fire Services as it relates to the Uniform Fire Code and the Building Code. Mr. DICHTER replied that it is a standard condition.

TODD FARLOW, 240 North 19th Street, expressed his concern regarding the landscaping. He felt it the conditions should mandate the maintenance of all landscaping.

Regarding Item 32 [ZON-1992], MR. DICHTER indicated Public Works had additional conditions. DAVID GUERRA, Public Works Department, read the conditions into the record..

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 31 [GPA-1989], Item 32 [ZON-1992], and Item 33 [SDR-1991] was held under Item 31 [GPA-1989].

(10:15 – 10:22)

3-2098

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-1992 - DFA, LIMITED LIABILITY COMPANY - Request for Rezoning FROM: R-3 (Medium Density Residential) TO: C-1 (Limited Commercial) on 0.57 acres at 1722 West Bonanza Road (APN: 139-28-302-026), PROPOSED USE: OFFICE, Ward 5 (Weekly).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions and Adding the following conditions:

- *Landscape and maintain all unimproved right-of-way on Bonanza Road adjacent to this site.*
- *Submit an Encroachment Agreement for all landscaping and private improvements located in the Bonanze Road public right-of-way adjacent to this site prior to occupancy of this site.*

- **UNANIMOUS** with McSWAIN abstaining because her firm rents equipment from MR. AHERN'S business establishment.

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 32 – ZON-1992

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 31 [GPA-1989], Item 32 [ZON-1992], and Item 33 [SDR-1991] was held under Item 31 [GPA-1989].

(10:15 – 10:22)

3-2098

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-1989) to an SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 32 – ZON-1992

CONDITIONS – Continued:

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-1991 - DFA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter Landscaping FOR A PROPOSED 5,255 SQUARE FOOT OFFICE DEVELOPMENT on 0.57 acres at 1722 West Bonanza Road (APN: 139-28-302-026), R-3 (Medium Density Residential) Zone [Proposed: C-1 (Limited Commercial)], Ward 5 (Weekly).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her firm rents equipment from MR. AHERN’S business establishment.

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 33 – SDR-1991

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 31 [GPA-1989], Item 32 [ZON-1992], and Item 33 [SDR-1991] was held under Item 31 [GPA-1989].

(10:15 – 10:22)

3-2098

CONDITIONS:

Planning and Development

1. Approval of a General Plan Amendment (GPA-1989) to SC (Service Commercial) and a Rezoning (ZON-1992) to C-1 (Limited Commercial) by the City Council.
2. Provide a 20 foot wide multi-use transportation trail (in compliance with Exhibit 1 of the Transportation Element of the General Plan) along the south property line. Five feet of the trail may be located in the public right-of-way.
3. No additions to the buildings shall be allowed unless the additions adhere to the current setbacks for the zoning district or the appropriate deviations from the code are granted.
4. The landscape plan shall be revised to provide one landscaped parking finger for every 6 parking spaces throughout the site. Additionally, all required trees in the landscape planters shall be a minimum 24 inch box as required by the commercial design standards. The revised plan shall be submitted to and approved by the Planning and Development Department prior to the submittal of any development permits for this site.
5. Storage of any rental equipment north of Bonanza Road is prohibited.
6. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
7. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
8. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 33 – SDR-1991

CONDITIONS – Continued:

9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

18. Site development to comply with all applicable conditions of approval for ZON-1992 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-1996 - FORTUNE N. LAMB, ET AL ON BEHALF OF GEORGE GEKAKIS, INC. - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: R (Rural Density Residential) TO: M (Medium Density Residential) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), PROPOSED USE: AGE RESTRICTED APARTMENTS, Ward 5 (Weekly).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

229

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

147

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – APPROVED – UNANIMOUS with TRUESDELL abstaining because he has interest in a piece of property located in the notification area.

To be heard by the City Council on 5/21/03

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, gave a brief summation of all of the related items. Regarding the General Plan Amendment and the Zoning Request, the applicant is requesting a higher density, therefore a zone change to R-3 is being requested. Staff does not believe the requests are compatible with the land use designations of the area. Regarding the first variance request, the applicant is proposing 249 parking spaces where 285 is required. MR. DICHTER stated that a text amendment is being worked on pertinent to parking within senior apartment complexes. The applicant's request would be compatible with the intent of the proposed text amendment. The second variance

relates to height restriction. In the R-3 designation, the code limits the height to two stories or 35 feet whichever is less.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 34 – GPA-1996

MINUTES – Continued:

MR. DICHTER noted that a number of concerns were expressed at the neighborhood meetings. As a result, the applicant was able to resolve some of the issues and the others were added as conditions. MR. DICHTER stated that staff recommended an 8-foot wall be built along the east and south boundary lines as a buffer for the adjacent residential and to be in place prior to commencement of construction of any structures. There is a condition requiring trees be planted closer together along the east and south property lines and construction of a berm along the property lines prior to the plantings. Regarding the Site Development Plan, there is a condition for a Covenant Running with the Land agreement, restricting this development to residents 55 years and older.

As a result of the mailing, MR. DICHTER stated that 207 protests were received. A petition with 177 signatures was also submitted with only 146 being verified.

GEORGE GEKAKIS, 2655 South Rainbow Boulevard, the applicant, highlighted his plans for this infill piece of property. To the north, he stated is a vacant commercial property. His project would be surrounded by an existing Walgreens and a new two-story assisted living/Alzheimers Care facility, bank, supermarket and other retail stores. He remarked that those types of services are taken into consideration each time he plans a new development for seniors. MR. GEKAKIS stated that although he intends to build a two and three-story structure, he is complying with the height restriction of 35 feet. He remarked that this development is not accessible to the neighboring residents as it can only be accessed from Jones Boulevard.

MR. GEKAKIS stated that the Site Plan was redesigned as a result of the neighborhood meetings. To address the neighbors' concerns, the structures bordering the south perimeter of the lot were lowered to two stories. To ensure the privacy of the existing neighbors to the east, the structures abutting that property line will be two stories in height and 125 feet away from that property line. As an added assurance, the applicant agreed to increase the wall height on the eastern and southern borders of the property.

Regarding some of staff's recommendations, MR. GEKAKIS disagreed with the condition to install shrubs between the trees. He also disagreed with the conditions pertaining to half-street improvements. DOUG MAYLAND, appearing with MR. GEKAKIS, spoke of the importance of amending the General Plan and asked for the Commission's support. He remarked that a senior complex would provide the least impact on the neighborhood, as seniors do not present such problems as scaling over walls, impacting the school system and they don't graffiti walls.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 34 – GPA-1996

MINUTES – Continued:

BOB STURGIS, 5701 Paseo Regallo Court, appeared in opposition stating it is not compatible to his neighborhood. He asked that this application be denied. JOHN HUNT, 5948 Madre Mesa, also opposed this development. He rejected the idea of apartments and stated his preference for the development of single-story detached homes. A resident of 5904 Paseo Del Mar, appeared in protest and felt it was not compatible with the neighborhood. He also noted that the applicant does have a similar project that is one story. JAMES McDAVID, 5800 Paseo Del Mar, also speaking on behalf of his mother, disapproved of this project.

Each of the following speakers objected to the proposed development stating that they reject any type of three-story structure, do not want any apartment complexes adjacent to their neighborhoods, object to the increase in traffic, preferred single-family dwellings with large sized lots, object to intrusion of light onto the adjacent properties, anticipate apartment dwellers will include individuals under the required age limitations; devaluation of property, impact from fire, ambulance, rescue services; oppose the density, and oppose the intrusion of privacy: MACK SMITH, 5908 Paseo Del Mar; MARK FINA, 5905 Paseo Del Mar; JIM PERRY, 3075 Woods Drive; BRANDON MANARCIK, 3021 Woods Drive; GEORGE and VELMA MUNTZ, 5916 Paseo Del Mar; JIM and FRANCES BODETTE, 3141 Terry; DONNA HOFFMEISTER, 3093 Woods Drive; DIANE MONTELL, 6300 Crosswood Avenue; DOTTIE KIDD, 6020 Brooks Avenue; DENNIS QUINN, 6008 Heather Mist Lane; PATRICIA FALARGO, 6236 Heather Mist Lane; JEAN STRICKLAND 3000 Bar Hill Court; and RYAN TORRES, 2030 Woods Drive.

TODD FARLOW, 240 North 19th Street, supported this project and stated that south of I-95 there are a number of single-family dwellings that have since been converted to commercial use because those residents said they could not live in that area. He referenced a complex next to his property and stated it has not adversely affected his neighborhood. He suggested to the applicant that consideration be given for a bus turnout lane and a bus shelter. He felt it might be nice to have walking trails throughout the complex and establish a tot lot for visiting children.

MR. GEKAKIS, addressed some of the issues presented. He stated that families with children are not allowed. He remarked that there are many developers in the Valley, yet within the past few years, none have come forward to build residential on this piece of property. Regarding increased traffic, he commented that there would be less automobiles exiting this project versus traffic coming out of a similar ten-acre development with residential.

COMMISSIONER GOYNES appreciated the comments, but felt it necessary to analyze this area in view of the fact that quite a number of residential properties have been zoned professional and converted into architectural firms, medical offices, etc. He fervently believed residential for this parcel will not work.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 34 – GPA-1996

MINUTES – Continued:

COMMISSIONER GOYNES agreed with MR. GEKAKIS relative to the potential for residential going in on that property and the likelihood of those homes being a mix of single and two story abutting right up against the boundary lines. COMMISSIONER GOYNES questioned MR. GEKAKIS about the height of the buildings and any adversity it would have on the neighbors looking at this project from their backyards. MR. DICHTER explained that the required setback for buildings 25 feet is 75 feet from the property line. He clarified that the applicant exceeds that requirement having a setback of 100 feet and in addition there is a 20-foot alley. COMMISSIONER GOYNES also asked MR. GEKAKIS to confirm that access into and from the complex would not impede the traffic flow on Jones Boulevard because of the turnabout. MR. GEKAKIS replied that to be correct.

COMMISSIONER GALATI remarked that he could not envision single-family development on this parcel. He felt the proposed project would be less likely to negatively impact any neighborhood versus a traditional multi-family project. Having worked with similar senior projects, COMMISSIONER GALATI vouched for the effectiveness of deed restrictions. He also noted that prior to selecting a senior community, potential residents will normally evaluate the various services available in the area such as medical facilities, transportation, and accessibility to retail stores. As far as maximizing the parking, his experience has shown that in projects that he has been associated with not more 30% of the residents own vehicles.

COMMISSIONER McSWAIN concurred with the comments made by the previous Commissioners. She stated her support. VICE CHAIRMAN QUINN commented on the attractiveness of this project. He compared other similar projects and commented on the lack of vehicular traffic existing those sites. He did take issue with the three-story portion of the structures and recommended some minor revisions to the setbacks.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-1196], Item 35 [ZON-1997], Item 36 [VAR-2002], and Item 37 [SDR-1999] was heard under Item 34 [GPA-1196].

(10:22 – 11:43)

3-2443

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-1997 - FORTUNE N. LAMB, ET AL ON BEHALF OF GEORGE GEKAKIS, INC. - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) TO: R-3 (Medium Density Residential) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), PROPOSED USE: AGE RESTRICTED APARTMENTS, Ward 5 (Weekly).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	229
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	147
City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because he has interest in a piece of property located in the notification area.

To be heard by the City Council on 5/21/03

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no further discussion.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 35 – ZON-1997

MINUTES – Continued:

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-1196], Item 35 [ZON-1997], Item 36 [VAR-2002], and Item 37 [SDR-1999] was heard under Item 34 [GPA-1196].

(10:22 – 11:43)

3-2443

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-1996) to a M (Medium Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-1999) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate those portions of Rowland Street and Haley Avenue for a knuckle at the intersection of those streets prior to the issuance of any permits for this site.
5. Construct all incomplete half-street improvements on Jones Boulevard (sidewalk) adjacent to this site and construct all incomplete half street improvements on Rowland Street and Haley Avenue adjacent to this site concurrent with development of this site.
6. Extend public sewer in Rowland Street from Cheyenne Avenue for a public sewer connection to this site. Because of capacity restrictions, the public sewer line in Jones Boulevard shall not be utilized for service to this site.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 35 – ZON-1997

CONDITIONS – Continued:

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2002 - FORTUNE N. LAMB, ET AL ON BEHALF OF GEORGE GEKAKIS, INC. - Request for a Variance TO ALLOW THREE-STORY BUILDINGS WHERE THE R-3 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT ALLOWS MAXIMUM BUILDING HEIGHTS OF TWO STORIES AND TO ALLOW 249 PARKING SPACES WHERE 285 ARE REQUIRED IN CONJUNCTION WITH A PROPOSED AGE-RESTRICTED APARTMENT COMPLEX adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone [Proposed: R-3 (Medium Density Residential)], Ward 5 (Weekly).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

229

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

147

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because he has interest in a piece of property located in the notification area and EVANS and QUINN voting No.

To be heard by the City Council on 5/21/03

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no further discussion.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 36 – VAR-2002

CONDITIONS – Continued:

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-1196], Item 35 [ZON-1997], Item 36 [VAR-2002], and Item 37 [SDR-1999] was heard under Item 34 [GPA-1196].

(10:22 – 11:43)

3-2443

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-1997) and Site Development Plan Review (SDR-1999).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-1999 - FORTUNE N. LAMB, ET AL ON BEHALF OF GEORGE GEKAKIS, INC. - Request for a Site Development Plan Review FOR A PROPOSED TWO AND THREE STORY, 237-UNIT AGE RESTRICTED APARTMENT COMPLEX AND A WAIVER TO THE DENSITY REQUIREMENTS WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [Proposed: R-3 (Medium Density Residential)], Ward 5 (Weekly).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

229

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

147

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions and Amending Condition 15 as follows:

15. *Coordinate with the City Surveyor to determine whether a reversionary map or other means of combining the underlying parcels will be necessary prior to issuance of building permits for this site.*

– **UNANIMOUS** with **TRUESDELL** abstaining because he has interest in a piece of property located in the notification area and **EVANS** and **QUINN** voting No.

To be heard by the City Council on 5/21/03

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 37 – SDR-1999

MINUTES – Continued:

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-1196], Item 35 [ZON-1997], Item 36 [VAR-2002], and Item 37 [SDR-1999] was heard under Item 34 [GPA-1196].

(10:22 – 11:43)

3-2443

CONDITIONS:

Planning and Development

1. Sign and record a Covenant Running with Land Agreement with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
2. A General Plan Amendment (GPA-1996) to a M (Medium Density Residential) and a Rezoning (ZON-1997) to a R-3 (Medium Density Residential) Zoning District approved by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center with a minimum of four five-gallon shrubs for each tree within provided planters along the southern and eastern property lines and a landscaping berm provided within these planting areas. The landscaping plan shall also depict 24-inch box trees planted a maximum of 30 feet on-center along the front property line and a minimum of four five-gallon shrubs for each tree within provided planters. Shrubs are not required to be planted between the garages and the perimeter wall.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 37 – SDR-1999

CONDITIONS – Continued:

7. The perimeter wall along the southern and eastern property lines shall be eight (8) feet in height. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. All perimeter walls shall be in place prior to commencement of construction of any structures.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. A Reversionary Map for the purpose of reverting to acreage the underlying parcels of this site shall be recorded prior to the issuance of any permits for this site.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout

prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 37 – SDR-1999

CONDITIONS – Continued:

17. Site development to comply with all applicable conditions of approval for ZON-1997 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2003 - ANCHOR CAPITAL GAINS, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: SC (Service Commercial) TO: GC (General Commercial) on 11.08 acres adjacent to the west side of Rancho Drive, approximately 900 feet north of Alexander Road (APN: 138-02-814-012), PROPOSED USE: OFFICE/RETAIL WITH WAREHOUSE, Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

QUINN- APPROVED – UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, summarized the applications. The purpose of the General Plan Amendment is to match the zoning designation. He stated staff has recommended denial of the variance request and believes there is adequate space to meet the residential setback by moving the buildings. Staff is recommending approval of the Site Development Plan with the condition that the Variance be approved or the buildings are moved two feet to meet the Residential Adjacency Standards.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 38 – GPA-2003

MINUTES – Continued:

RICHARD MORENO, 300 South 4th Street, explained the reason for the variance being the irregular shape of the parcel. He acknowledged staff's recommendations and concurred with the conditions.

RAY MIRABELLI, 4009 Jory Trail, doesn't want this project close to his property and believes the applicant should abide by the 60-foot setback. He accepted commercial going in, but disagreed with having to cope with the noise, odors and lights from forklifts and trucks. He was leery about the warehouse development and stated there would be no problem if it were just office buildings.

MIKE NESKY, 4057 Jory Trail, appeared in opposition stating his neighborhood consists of half-acre lots and they would be subjected to viewing an elevated block wall and noise. Having canvassed his neighborhood the residents have requested non-intrusive hours of operation, 8-foot tall trees as buffers and requiring the applicant to retain the 60-foot setback.

MR. MORENO stated the hours of operation would be Monday through Friday, from 8:00 A.M. – 5:00 P.M. and noted that the applicant has no plans to do automobile repair. JOHN BURKE, 3471 West Oquendo responded to the comments made by the previous speakers. Regarding outside storage, there are none planned. A ten-foot tall landscape strip is illustrated on the site plan and the applicant would be acceptable to putting up an 8-foot wall if conditioned. COMMISSIONER GOYNES noted that the adjacent property owners already have a block wall and he questioned whether another is required. MR. DICHTER explained that the applicant can work with the neighbors to determine whether to increase the height of the existing wall or build another.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 38 [GPA-2003], Item 39 [VAR-2005], and Item 40 [SDR-2004] was held under Item 38 [GPA-2003].

(11:43 – 12:05)

4-1825

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2005 - ANCHOR CAPITAL GAINS, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW A SETBACK OF 58-FEET WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 60-FEET FOR A PROPOSED OFFICE AND RETAIL WITH WAREHOUSE DEVELOPMENT adjacent to the west side of Rancho Drive, approximately 900 feet north of Alexander Road (APN: 138-02-814-012), C-2 (General Commercial) Zone, Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 39 – VAR-2005

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 38 [GPA-2003], Item 39 [VAR-2005], and Item 40 [SDR-2004] was held under Item 38 [GPA-2003].

(11:43 – 12:05)

4-1825

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-2004).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2004 - ANCHOR CAPITAL GAINS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review including a WAIVER OF THE COMMERCIAL DEVELOPMENT STANDARDS FOR A PROPOSED 141,136 SQUARE FOOT OFFICE AND RETAIL WITH WAREHOUSE DEVELOPMENT on 11.08 acres adjacent to the west side of Rancho Drive, approximately 900 feet north of Alexander Road (APN: 138-02-814-012), C-2 (General Commercial) Zone, Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN– APPROVED subject to conditions and Adding the following conditions:

- *No deliveries shall be permitted prior to 8:00 a.m.*
- *No automotive repair shall be permitted on this site.*
- *The roll up doors on the buildings shall face the interior of the site.*
- *No outside storage shall be permitted on this site.*

– UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 40 – SDR-2004

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 38 [GPA-2003], Item 39 [VAR-2005], and Item 40 [SDR-2004] was held under Item 38 [GPA-2003].

(11:43 – 12:05)

4-1825

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect a minimum width of 8 feet for the landscape planters along the north and east property lines, with the exception of the portion of the site adjacent to existing Pep Boys commercial development, which may be eliminated to maintain a 24-foot access aisle.
4. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect a minimum of 1, 24-inch box tree, planted for every six parking spaces within the parking lot landscape planters.
5. The elevations shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.
6. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect a sixty-foot setback from the western property line or a Variance (VAR-2005) shall be approved by the City Council to allow the 58 foot setback.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A

copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 40 – SDR-2004

CONDITIONS – Continued:

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. The handicapped accessible parking spaces are to be modified to meet city standards.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. All work within the Rancho Drive corridor shall also receive approval from the Nevada Department of Transportation.

PLANNING COMMISSION MEETING OF APRIL 24, 2003

Planning and Development Department

Item 40 – SDR-2004

MINUTES – Continued:

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
18. Site development to comply with all applicable conditions of approval for the Rancho Town and Country Shopping Center and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2022 - BLACK MOUNTAIN BOULDER, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF U.S. HOME CORPORATION - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: R (Rural Density Residential) on 28.56 acres adjacent to the south side of Azure Drive, between Torrey Pines Drive and Bronco Street (APN: 125-26-601-002 through 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

75

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report
4. Submitted at meeting: Signed Petition representing 72 residences

MOTION:

NIGRO- APPROVED – UNANIMOUS with McSWAIN abstaining because her firm is under contract with US HOME

To be heard by the City Council on 5/21/03

NOTE: COMMISSIONER NIGRO disclosed that he had a previous business transaction with US Home but that no longer exists and he would be voting on these items.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the requested change is to allow for a proposed subdivision. Staff is recommending approval of the General Plan Amendment and

the rezoning request; however, regarding the Variance and Site Development Plan, staff is recommending Denial based on the fact that a previous site plan accommodated the

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 41 – GPA-2022

MINUTES – Continued:

required open space. To ensure no adjacent lots have similar setbacks along the Bullring Lane frontage, staff has conditioned the site plan to stagger the setbacks. Relative to Item 42 [ZON-2025], DAVID GUERRA, Public Works Department, read the modifications to Condition 5 specifying the dedication of a 20-foot radius at the northeast corner of Bullring Lane and Torrey Pines Drive.

RUSSELL SKUSE, Tetra Tech Engineering, appeared on behalf of the applicant and concurred with staff recommendations on the GPA and the zone request. He explained the variance request came about as a result of a neighborhood meeting and the concern of compatibility to the area along Bullring Lane. The developer revised plans and enlarged some of the lots and would be amenable to doing rural standards prior to going forward to the City Council. MR. SKUSE spoke of enhanced streetscapes and varying the driveway lengths depending on the design of the houses.

JIM ZEIMET, 6400 Bullring, appeared in protest. He explained that he had desired to build two houses on his property of two acres and his request was denied. He argued that now the City is willing to change the zoning to accommodate a developer who plans to build six homes on a similar sized parcel. He requested the applications be denied.

CYNTHIA SCHAGGLA, 5960 North Torrey Pines, having attended the neighborhood meeting, still disagreed with the entire concept of this project. She submitted petitions with signatures of neighbors who opposed this project.

LYLE DAVIS, 6310 Tropical Parkway, appeared in opposition. He was acceptable to the applicant's statements regarding complying with the rural standards. Representing some of his neighbors, he stated they preferred two units per acre, compatible to the existing properties.

INEZ DAVIS, 6310 Tropical Parkway, remarked that she would prefer this proposed project to be the same as the properties that are already there. She stated that the residents want the larger lots.

PAM KINCAID, 5757 North Teepee Lane, lives in a rural preservation area. She stated she is aware of increased developments encroaching upon the rural. She recommended denial of this proposal based on the density.

TODD FARLOW, 240 North 19th Street, opposed the change from Desert Rural.

COMMISSIONERS GALATI and NIGRO agreed that the change from DR [Desert Rural Density Residential] to R [Rural Density Residential] is appropriate.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 41 – GPA-2022

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion on Item 41 [GPA-2022], Item 42 [ZON-2025], Item 43 [VAR-2186], and Item 44 [SDR-2026] was held under Item 41 [GPA-2022].

(12:05 – 12:20)

4-2835

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ZON-2025 - BLACK MOUNTAIN BOULDER, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF U.S. HOME CORPORATION - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 28.56 acres adjacent to the south side of Azure Drive, between Torrey Pines Drive and Bronco Street (APN: 125-26-601-002 through 005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

74

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Signed Petition representing 72 residences

MOTION:

NIGRO- APPROVED subject to conditions and Amending Condition 5 as follows:

5. All right-of-way issues in conflict with this site shall be resolved prior to the submittal of a Final Map for this subdivision. This site is required to provide dedicated half street rights-of-way totaling 30 feet for Azure Drive, 40 feet for Torrey Pines Drive, 30 feet for Bullring Lane, a 20 foot radius at the southeast corner of Azure Drive & Torrey Pines Drive, and a 20 foot radius at the northeast corner of Bullring Lane & Torrey Pines Drive. Also dedicate appropriate radii at the northeast and southeast corners of this site along Bronco Street if an Order of Vacation (such as VAC-1584) for Bronco Street is not recorded.

- UNANIMOUS with McSWAIN abstaining because her firm is under contract with US HOME

To be heard by the City Council on 5/21/03

NOTE: COMMISSIONER NIGRO disclosed that he had a previous business transaction with US Home but that no longer exists and he would be voting on these items.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 42 – ZON-2025

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion on Item 41 [GPA-2022], Item 42 [ZON-2025], Item 43 [VAR-2186], and Item 44 [SDR-2026] was held under Item 41 [GPA-2022].

(12:05 – 12:20)

4-2835

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-2022) to a R (Rural Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. Density within the portion of the site that lies in the Rural Preservation Neighborhood Buffer shall be limited to 3.0 units per acre.

Public Works

5. All right-of-way issues in conflict with this site shall be resolved prior to the submittal of a Final Map for this subdivision. This site is required to provide dedicated half street rights-of-way totaling 30 feet for Azure Drive, 40 feet for Torrey Pines Drive, 30 feet for Bullring Lane, a 20 foot radius at the southeast corner of Azure Drive & Torrey Pines Drive, and a 20 foot radius at the southeast corner of Bullring Lane & Torrey Pines Drive. Also dedicate appropriate radii at the northeast and southeast corners of this site along Bronco Street if an Order of Vacation (such as VAC-1584) for Bronco Street is not recorded.
6. Construct all incomplete half-street improvements on Azure Drive, Torrey Pines Drive and Bullring Lane adjacent to this site concurrent with development of this site. Also construct all incomplete half-street improvements on Bronco Street if an Order of Vacation (such as VAC-1584) for Bronco Street is not recorded.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 42 – ZON-2025

CONDITIONS – Continued:

7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend oversized public sewer in Bullring Lane to the western edge of this development to a location and depth acceptable to the City Engineer. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 42 – ZON-2025

CONDITIONS – Continued:

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the Planning Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2186 - BLACK MOUNTAIN BOULDER, LIMITED LIABILITY COMPANY ET AL ON BEHALF OF U.S. HOME CORPORATION - Request for a Variance TO ALLOW 47,028 SQUARE FEET OF OPEN SPACE WHERE 69,792 SQUARE FEET OF OPEN SPACE IS REQUIRED IN CONJUNCTION WITH A PROPOSED 97-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 28.56 acres adjacent to the south side of Azure Drive, between Torrey Pines Drive and Bronco Street (APN: 125-26-601-002 through 005), R-E (Residence Estates) Zone [Proposed: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

74

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Signed Petition representing 72 residences

MOTION:

NIGRO- APPROVED – UNANIMOUS with McSWAIN abstaining because her firm is under contract with US HOME

To be heard by the City Council on 5/21/03

NOTE: COMMISSIONER NIGRO disclosed that he had a previous business transaction with US Home but that no longer exists and he would be voting on these items.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 43 – VAR-2186

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion on Item 41 [GPA-2022], Item 42 [ZON-2025], Item 43 [VAR-2186], and Item 44 [SDR-2026] was held under Item 41 [GPA-2022].

(12:05 – 12:20)

4-2835

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-2022) to a R (Rural Density Residential) land use designation and Rezoning (ZON-2025) to R-PD3 (Residential Planned Development – 3 Units Per Acre) approved by the City Council.
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2026 - BLACK MOUNTAIN BOULDER, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF U.S. HOME CORPORATION - Request for a Site Development Plan Review FOR A PROPOSED 97-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 28.56 acres adjacent to the south side of Azure Drive, between Torrey Pines Drive and Bronco Street (APN: 125-26-601-002 through 005), R-E (Residence Estates) Zone [Proposed: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

74

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Signed Petition representing 72 residences

MOTION:

NIGRO- APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her firm is under contract with US HOME

To be heard by the City Council on 5/21/03

NOTE: COMMISSIONER NIGRO disclosed that he had a previous business transaction with US Home but that no longer exists and he would be voting on these items.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 44 – SDR-2026

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion on Item 41 [GPA-2022, Item 42 [ZON-2025], Item 43 [VAR-2186], and Item 44 [SDR-2026] was held under Item 41 [GPA-2022].

(12:05 – 12:20)

4-2835

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-2022) to a R (Rural Density Residential) land use designation, a Rezoning (ZON-2025) to R-PD3 (Residential Planned Development – 3 Units Per Acre) and a Variance (VAR-2186) to reduce the amount of open space approved by the City Council.
2. The setbacks for this development shall be 18 feet in the front, 5 feet on the side, 10 feet on a corner side and 15 feet in the rear. The setbacks for the lots along Bullring Lane shall be staggered so that no two adjacent lots have the same front setback.
3. The required 6 foot wide planter along Torrey Pines Drive and Azure Drive shall consist of the 24 inch box trees spaced 30 feet on center with shrubs and ground cover.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
8. Air conditioning units shall not be roof mounted.

PLANNING COMMISSION MEETING OF APRIL 24, 2003

Planning and Development Department

Item 44 – SDR-2026

CONDITIONS – Continued:

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
15. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2025 and all other subsequent site-related actions.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2046 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: SX-TC (Suburban Mixed Use - Town Center) TO: GC-TC (General Commercial - Town Center) and SC-TC (SERVICE COMMERCIAL - TOWN CENTER) on a portion of 5.18 acres adjacent to the northeast corner of Sky Pointe Drive and Buffalo Drive (APN: 125-21-711-001), Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report
4. Submitted at meeting: Signed Petition representing 72 residences

MOTION:

QUINN- ABEYANCE to 5/22/2003 Planning Commission – UNANIMOUS with NIGRO abstaining because MS. LAZOVICH’S firm is representing him on a zoning item in Henderson.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, represented the applicant and requested this item be held for 30 days.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:08 – 6:11)

1-253

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-1957 - CITY OF LAS VEGAS - Request for a Rezoning FROM: C-2 (General Commercial) TO: R-1 (Single Family Residential) on 0.75 acres at 4130, 4134 and 4138 Coran Lane (APN: 139-19-610-013, 014 and 015) EXISTING USE: THREE SINGLE FAMILY DWELLINGS, Ward 5 (Weekly).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS- APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning Manager, Planning and Development Department, explained that this request is to bring the zoning designation into compliance with the General Plan designation for single-family residential use.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:20 – 12:22)

4-3817

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2038 – JACOB, LIMITED PARTNERSHIP ON BEHALF OF GREEN, HERRINGTON & HOWELL, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to N-S (Neighborhood Service) TO: C-1 (Limited Commercial) on 1.11 acres adjacent to the north side of Lake Mead Boulevard, approximately 630 feet west of Torrey Pines Drive (APN: 138-23-201-003), PROPOSED USE: FAMILY DOLLAR STORE, Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN– APPROVED subject to conditions – UNANIMOUS with GALATI voting No.

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, summarized these applications and stated that the City Council determined that the C-1 designation was no longer appropriate for this site and rezoned it to N-S (Neighborhood Services). Staff recommended denial based on the present zoning being compatible with the surrounding area. On the Site Development Plan, staff also recommended denial since the C-1 is not appropriate and the building is too large for an N-S zoning category and determined that there is sufficient room to provide the landscaping.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 47 – ZON-2038

MINUTES – Continued:

FRASER SMITH, appeared on behalf of the applicant, concurred with staff's recommendations and agreed with the various modifications.

JIM VILLANI, 9325 Canyon Classic Drive, explained that based on a recommendation by a staff member, he requested the zoning change to N-S, believing it would be easier to obtain any sort of building approval. He was not aware that the building size would be reduced to 3500 square feet. He felt that the parking is adequate and he would be willing to lay the landscaping as required.

TODD FARLOW, 240 North 19th Street, remarked that the landscaping surrounding the building should be maintained. EDDIE DICHTER responded to MR. FARLOW'S query regarding the Commercial Design Standard.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 48 [SDR-2039] for related discussion.

(12:23 – 12:33)

4-3975

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 47 – ZON-2038

CONDITIONS – Continued:

4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2039 - JACOB, LIMITED PARTNERSHIP ON BEHALF OF GREEN, HERRINGTON AND HOWELL, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and WAIVERS TO THE COMMERCIAL DESIGN STANDARDS FOR A PROPOSED 9,968 SQUARE FOOT FAMILY DOLLAR STORE; AND A REDUCTION IN THE AMOUNT OF PERIMETER LANDSCAPING on 1.11 acres adjacent to the north side of Lake Mead Boulevard, approximately 630 feet west of Torrey Pines Drive (APN: 138-23-201-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to N-S (Neighborhood Service) [Proposed: C-1 (Limited Commercial)], Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions, deleting Condition 4 and Amending Condition 3 as follows:

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein. *The parapet shall extend fully around the building.*

– Motion carried with GALATI voting No.

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 48 – SDR-2039

MINUTES – Continued:

CHAIRMAN TRUESDELL questioned the parapet at the front of the building. MARGO WHEELER, Planning Manager, Planning and Development Department, remarked that language could be added to Condition 3 to include continuation of the parapet completely around the building.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 47 [ZON-2038] for related discussion.

(12:23 – 12:33)

4-3975

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. A Rezoning (ZON-2038) to a C-1 (Limited Commercial) Zoning District approved by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. If companion rezoning (ZON-2038) is denied, the site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the building size reduced to 3,500 square feet.
5. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the relocation of the building to allow a landscape planter between the building and the parking areas.
6. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center along all public rights-of-way and adjacent to residential properties, 30 feet on-center along all property lines that are adjacent to commercial development; with a minimum of four five-gallon shrubs for each tree within provided planters.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 48 – SDR-2039

CONDITIONS – Continued:

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. We note that the proposed driveway must have a throat depth of 35 feet and the driveway be relocated to the west side of the site or a joint access agreement with the property to the east (APN 138-23-201-008) must be obtained and the driveway be aligned with the public street across Lake Mead Boulevard from this site.
15. Site development to comply with all applicable conditions of approval for ZON-2038 and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-1952 - DR. SAMUEL I. KIM - Request for a Variance TO ALLOW A REAR SETBACK OF 40 FEET WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 96 FOOT SETBACK IN CONJUNCTION WITH A 32-FOOT TALL OFFICE BUILDING adjacent to the west side of Crystal Water Way approximately 323 feet south of Sahara Avenue (APN: 163-08-120-018), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – Motion carried with GALATI voting No.

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, clarified the setbacks as 48 feet from the rear property line that encompasses the elevator shaft and staircase and the setback of building will be 68 feet from the south property line. Regarding the Site Development Plan, the applicant requested the waiver of the landscape planter to 5 feet rather than 8 feet to be consistent with the existing planter.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 49 – VAR-1952

MINUTES – Continued:

JIM VAN COMPHILL, 4290 Cameron Street, appeared on behalf of the applicant. He concurred with staff's comments and mentioned that the variance request for the setback is to maintain the existing setbacks maintained by all of the properties in the Lakes Business Park. He stated that a meeting was held with the neighbors who recommended three additions to the conditions. He specified those conditions to include the use of obscure glass, eliminate the tenant balcony, increase landscaping on the south side of the wall between the pine trees. He submitted a letter to staff with the listed conditions.

KELLY BENAVIDES, 8800 River Pines Court, expressed her support of the proposed project and speaking on behalf of some of the other tenants, she wanted to ensure that there was adequate buffering between their property and the proposed project.

SHIRLEY EISENSTARD, 2708 Baycliff Court, stated similar comments as the previous speaker and believed that the applicant's concessions meet the residents concerns.

COMMISSIONER GALATI, in a previous action regarding the zoning in this area, recalled that he had recommended no two-story structures for this area and therefore could not support this project.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 49 [VAR-1952] and Item 50 [SDR-1951] was held under Item 49 [VAR-1952].

(12:33 – 12:41)

5-387

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-1951 - DR. SAMUEL I. KIM - Request for a Site Development Plan Review FOR A PROPOSED 4,889 SQUARE FOOT OFFICE BUILDING AND A REDUCTION IN THE AMOUNT OF PERIMETER LANDSCAPING adjacent to the west side of Crystal Water Way approximately 323 feet south of Sahara Avenue (APN: 163-08-120-018), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN– APPROVED subject to conditions with the Added conditions as follows:

- *The landscaping planter along the south property line shall be 5 feet wide and contain 24” box Mondale Pines planted at 10 feet on center.*
- *The balcony on the south side of the building, accessed from the second floor shall be eliminated. A new window with obscure glass or glass blocks shall be installed in the location of the balcony.*
- *The second story windows on the south side of the building shall be obscure glass or glass block. This specifically includes the horizontal slot windows shown on the architectural elevations.*
- *The applicant shall meet with the Baycliff Creek HOA to determine the type of 24” box trees to be planted south of the existing block wall. The trees are to be staggered between the Mondale Pines. The applicant shall submit an agreement from the Baycliff HOA and a planting plan prior to the submittal of any building permits.*
- **UNANIMOUS with GALATI voting No.**

To be heard by the City Council on 5/21/03

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 50 – SDR-1951

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 49 [VAR-1952] and Item 50 [SDR-1951] was held under Item 49 [VAR-1952].

(12:33 – 12:41)

5-387

RECESS FROM 12:41 A.M. to 12:55 A.M.

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Variance (VAR-1952) shall be approved by the City Council. Otherwise, the site plan shall be revised to adhere to the residential adjacency standards.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be

directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 50 – SDR-1951

CONDITIONS – Continued:

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
13. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
14. Site development to comply with all applicable conditions of approval for the Lakes Business Center (Commercial Subdivision), Zoning Reclassification Z13-86 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: APRIL 24, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SDR-1966 - CHARLESTON COMPANY, LIMITED ON BEHALF OF MESA INVESTMENT, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction in the amount of perimeter landscaping, TO ALLOW A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15-FEET IS THE MINIMUM REQUIRED, A 15-FOOT REAR YARD SETBACK WHERE 20-FEET IS THE MINIMUM REQUIRED, AND WAIVERS FROM THE COMMERCIAL DEVELOPMENT STANDARDS FOR A PROPOSED 2,700 SQUARE FOOT RETAIL BUILDING, 2,775 SQUARE FOOT FAST FOOD RESTAURANT (LONG JOHN SILVERS AND A&W), AND A 2,692 SQUARE FOOT RESTAURANT (PIZZA HUT) adjacent to the northwest corner of Charleston Boulevard and Decatur Boulevard (APN: 138-36-804-009), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**QUINN- WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS****MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that applicant, by letter, requested Item 51 [SDR-1966] and Item 52 [VAC-1967] be Withdrawn Without Prejudice.

The applicant was not present.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 51 – SDR-1966

MINUTES – Continued:

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 51 [SDR-1966] and Item 52 [VAC-1967] was held under Item 51 [SDR-1966].

(6:11 – 6:13)

1-288

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-1967 - CHARLESTON COMPANY, LIMITED ON BEHALF OF MESA INVESTMENT, LIMITED LIABILITY COMPANY - Petition to vacate a Government Patent Reservation generally located west of Decatur Boulevard, between Charleston Boulevard and Alpine Place, Ward 1 (M. McDonald).

SET DATE: 5/7/03

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 51 [SDR-1966] and Item 52 [VAC-1967] was held under Item 51 [SDR-1966].

(6:11 – 6:13)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

VAR-2045 - VIVINIAN O'HARE ON BEHALF OF FOCUS PROPERTY GROUP - Request for a Variance TO ALLOW ONE PARKING SPACE PER EACH SINGLE FAMILY DWELLING WHERE TWO PARKING SPACES ARE REQUIRED WITHIN A PROPOSED 265-LOT SINGLE-FAMILY DEVELOPMENT on 25.91 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN:125-07-801-002), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with NIGRO abstaining as ATTORNEY MARK FIORENTINO'S law firm represents him in a zoning item in Henderson

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and explained that revision of the site plan has resulted in this variance no longer being necessary. CHAIRMAN TRUESDELL confirmed that the companion items will be heard as it is scheduled on the agenda.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 53 – VAR-2045

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 54 [SUP-2036] and Item 55 [SDR-2035] for related discussion.

(6:13 – 6:14)

1-348

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-2036 - VIVINIAN O'HARE ON BEHALF OF FOCUS PROPERTY GROUP - Request for a Special Use Permit FOR A GATED DEVELOPMENT WITH PRIVATE STREETS adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 5/21/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS with NIGRO abstaining as ATTORNEY MARK FIORENTINO'S law firm represents him on a zoning item in Henderson.

To be heard by the City Council on 5/21/03

NOTE: CHAIRMAN TRUESDELL disclosed that he has in the past had business transactions with the Focus Group but those have been concluded and he would be voting on these items.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, stated the request for a Special Use Permit and Site Development Plan Review are appropriate, meet the codes, and staff recommends approval.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 54 – SUP-2036

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, and CALVIN CHAMPLIN, 3455 Cliff Shadows Parkway, appeared on behalf of the applicant. ATTORNEY FIORENTINO stated that modifications were made to address staff's concerns.

TODD FARLOW, 240 North 19th Street, objected to this project being gated, although he felt it was a nice product.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 54 [SUP-2036] and Item 55 [SDR-2035] was held under Item 54 [SUP-2036]. See also related Item 53 [VAR-2045].

(6:13/12:55 – 12:56)

1-348/5-641

MEETING RESUMED AT 12:55 A.M

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-2035).
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The private streets shall be subject to Title 19.04.050(B) of the Las Vegas Zoning Code and to Section E.G. of the Town Center Development Standards Manual.
4. The private streets shall be subject to the design standards specified in Title 18 (Las Vegas Subdivision Ordinance).
5. The City shall be permitted to examine the street to determine its compliance with approved standards.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 54 – SUP-2036

CONDITIONS – Continued:

6. All development shall conform to the Conditions of Approval for the Tentative Map and all other subsequent site related actions.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
9. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
10. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
11. Site development to comply with all applicable conditions of approval for Site Development Plan Review application SDR-2035 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-2035 - VIVINIAN O'HARE ON BEHALF OF FOCUS PROPERTY GROUP - Request for a Site Development Plan Review FOR A PROPOSED 265-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 25.91 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN:125-07-801-002), T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS with NIGRO abstaining as ATTORNEY MARK FIORENTINO'S law firm represents him on a zoning item in Henderson.

NOTE: CHAIRMAN TRUESDELL disclosed that he has in the past had business transactions with the Focus Group but those have been concluded and he would be voting on these items.

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, and CALVIN CHAMPLIN, 3455 Cliff Shadows Parkway, appeared on behalf of the applicant.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 55 – SDR-2035

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 54 [SUP-2036] and Item 55 [SDR-2035] was held under Item 54 [SUP-2036]. See also related Item 53 [VAR-2045].

(6:13/12:55 – 12:56)

1-348/5-641

MEETING RESUMED AT 12:55 A.M

CONDITIONS:

Planning and Development

1. A revised site plan shall be submitted to the Planning and Development Department for review and approval depicting open space areas that are permitted per R-PD development standards (Title 19.06.040). The plan shall include calculations that clearly indicate the amount of open space.
2. Approval of Special Use Permit (SUP-2036) to permit a gated community with private streets on this site. Otherwise submit a revised site plan, prior to approval of the tentative map, to the Planning and Development Department for review and approval showing the development to be in conformance with the requirements for a non-gated development in Town Center.
3. The setbacks for this development shall be a maximum of 5 feet or 18 feet and greater to the front of the garage and house as measured from back of sidewalk or from back of curb if no sidewalk is provided, 4 feet on the side, 9 feet on the corner side, and 4 feet in the rear.
4. The southern-gated entry shall be revised to meet Public Works standards for a gated entrance.
5. The Tentative Map shall depict the required 20-foot wide Multi-Use Transportation Trail along Tee Pee Lane and the Frontage Road, in accordance with Map Six of the Transportation Trails Element of the Master Plan. The Multi-Use Trail shall be designed and constructed in accordance with Exhibit 1 of the Transportation Trails Element of the General Plan.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 55 – SDR-2035

CONDITIONS – Continued:

6. The landscape plan shall be revised and submitted for review to the Planning and Development Department to reflect acceptable planting material and detailed plans for the Multi-Use Trails, prior to the submittal of a Final map. If the Frontage Road is realigned, then the applicant shall work with the Planning and Development Department to determine the final location of the Multi-Use Trails.
7. The two subdivision entries from Tee Pee Lane shall conform to figure 32 and figure 33 of the Town Center Development Standards Manual except for modifications required by Public Works for a gated entrance.
8. The standards for this development shall include the following: typical lot size of 2,100 square feet, minimum distance between buildings of 8 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit. The developer shall be required to install the landscape requirements for the median for the Frontage Road where adjacent to the subject site.
10. All sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment.
11. Design of the perimeter walls shall conform to Figure 28 and/or Figure 28A of the Town Center Development Standards.
12. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
13. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
14. Air conditioning units shall not be mounted on rooftops.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 55 – SDR-2035

CONDITIONS – Continued:

16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. All City Code requirements and design standards of all City departments must be satisfied except as amended by conditions herein.
18. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

19. Prior to the submittal of a Tentative Map, meet with the City Engineer's section of the Department of Public Works to determine the impact the realigned Frontage Road will have on this site. Dedicate all rights-of-way necessary to accommodate the realigned frontage road.
20. Dedicate an additional 10 feet of right-of-way for the Frontage Road adjacent to this site and dedicate an appropriate radius at the southwest corner of the Frontage Road and Tee Pee Lane.
21. Construct half-street improvements including appropriate overpaving if legally able on Tee Pee Lane and construct the full width of the Frontage Road (aka Oso Blanca Road) adjacent to this site concurrent with development of this site. Coordinate with the City Engineer to determine appropriate improvements for the eastern side of the Frontage Road. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All improvements shall be constructed to Town Center standards.
22. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer from the existing sewer line at Fort Apache Road and Grand Teton Drive to the northeastern edge of this site at a location and depth acceptable to the City Engineer. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 55 – SDR-2035

CONDITIONS – Continued:

23. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
24. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
25. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
26. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
27. Landscape and maintain all unimproved rights-of-way on Tee Pee Lane and the Frontage Road adjacent to this site.
28. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tee Pee Lane and the Frontage Road public rights-of-way adjacent to this site prior to occupancy of this site.
29. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 55 – SDR-2035

CONDITIONS – Continued:

exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

30. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
31. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ROC-2014 - CONCORDIA HOMES - Request for a Review of Condition Number 3 OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0069-02(1)] TO ALLOW A THREE FOOT SIDE SETBACK WHERE A FIVE FOOT SIDE SETBACK WAS APPROVED IN CONJUNCTION WITH A 142 LOT SINGLE FAMILY SUBDIVISION on 20.27 acres adjacent to the northwest and southeast corners of Deer Springs Way and Campbell Road (APN: 125-20-201-011 and 012; 125-20-301-006 and 007), TC (Town Center) Zone, Ward 6 (Mack).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as one of the agents in his office owns property in the notification area.

To be heard by the City Council on 5/21/03

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, stated staff has no reservations regarding the request as long as the applicant maintains 10 feet between buildings and no architectural features are placed in the 3-foot setback area.

JEFFREY ARMSTRONG, 2727 South Rainbow, appeared on behalf of the applicant and concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 56 – ROC-2014

MINUTES – Continued:

No one appeared in opposition.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(12:56 – 1:01)

5-773

CONDITIONS:

Planning and Development

1. Condition of Approval Number 3 for Z-0069-02(1) shall be amended as follows: the side yard setbacks for this development shall be a minimum of 5 feet, except that a 3 foot side setback is allowed provided a minimum separation of 10 feet is maintained between all single family structures. Further, no pop outs or architectural features shall encroach into the 3 foot setback.
2. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

RQR-1909 - CITY PARKWAY IV A, INC. ON BEHALF OF VIACOM OUTDOOR - Required One Year Review of an approved Variance [V-0046-92(4)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 690 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION ALLOWED adjacent to the north side of the Oran K. Gragson Highway (U.S. 95), between Bonanza Road and Grand Central Parkway, 150 feet west of the centerline of the Union Pacific Railroad tracks (APN: 139-27-401-031), M (Industrial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 5/21/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – ABEYANCE to 5/8/2003 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, stated this sign conforms to code. Staff is recommended a two-year review.

DAVID ROARK, Department of Public Works, requested this item be held for two weeks in order to clarify billings with Viacom Outdoor.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 57 – RQR-1909

MINUTES – Continued:

RYAN ARNOLD, representing Viacom Outdoor, agreed to the abeyance.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:01)

5-871

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

RQR-1993 - CITY PARKWAY IV A, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY - Required One Year Review of an approved Special Use Permit [U-0238-94(4)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the south side of Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street (APN: 139-27-401-031), M (Industrial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 5/21/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, mentioned that this billboard is located in the Parkway Center Development area. Staff has no problem with this application and recommended a two-year review.

IAN VASEY, Office of Business Development, concurred with staff's recommendations to continue this special use permit.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 58 – RQR-1993

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, suggested the applicant consider using neon on this billboard.

SCOTT NAFTZGER, 1863 Helm Drive, concurred with staff's recommendations. He replied to MR. FARLOW'S comments, saying there is a neon sign at the Cox Communication location.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:01 – 1:07)

5-925

CONDITIONS:

Planning and Development

1. This Use shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The existing off-premise advertising (billboard) sign shall be reviewed as part of any Site Development Plan Review application for that parcel it is located on. Conditions may be added for the off-premise advertising (billboard) sign to be removed or redesigned.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All of the supporting structure, where there is graffiti, shall be repainted as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.
5. Only one advertising sign is permitted per sign face.

PLANNING COMMISSION MEETING OF APRIL 24, 2003

Planning and Development Department

Item 58 – RQR-1993

CONDITIONS – Continued:

6. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

RQR-1974 - UNION PACIFIC RAILROAD COMPANY, ET AL ON BEHALF OF CLEAR CHANNEL OUTDOOR AND VIACOM OUTDOOR ADVERTISING - Required One Year Review FOR 12 EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on property bounded by U.S.-95, I-15 and Grand Central Parkway (APN: 139-33-610-004, 139-33-710-001, 139-33-511-003, 004, and 139-27-410-002 and 005), PD (Planned Development) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 5/21/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, summarized all of the required one year reviews. He stated that staff believes all of the billboards are compatible for at least another year; however, staff would like to review the billboard on the Chelsea Property,. He remarked that some of the billboards have two-faced signs, which is not in compliance with the code.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 59 – RQR-1974

MINUTES – Continued:

MISTY BAIER, 1211 West Bonanza Road, concurred with staff conditions with the exception of removal of advertisements on the signs. She stated that the space is sold a year in advance and therefore, Clear Channel Outdoor is obligated to fulfill that commitment. CHAIRMAN TRUESDELL felt it would be possible to disrupt an existing contract. DEPUTY CITY ATTORNEY BRYAN SCOTT explained that contract involvement would not be in the City's best interest.

BRIAN ARNOLD, appeared on behalf of Viacom Outdoor Advertising and concurred with staff's recommendations.

TODD FARLOW, 240 North 19th Street, reiterated his stance on the appearance of these billboards.

VICE CHAIRMAN QUINN cautioned the applicant about seeking contracts for the second side of the sign face.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:07 – 1:11)

5-1077

CONDITIONS:

Planning and Development

1. This Use shall be reviewed in one year at which time the City Council may require the off-premise advertising (billboard) signs to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If a Site Development Plan Review for new development includes property in which an off-premise advertising (billboard) sign is located, the billboard(s) shall be reviewed for compatibility with the proposed development. Conditions of approval may be imposed that require the removal or redesign of some or all of the off-premise advertising (billboard) signs.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 59 – RQR-1974

CONDITIONS – Continued:

4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.
5. All of the supporting structure, where there is graffiti, shall be repainted as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.
6. Only one advertising sign is permitted per sign face.
7. If an existing off-premise advertising sign structure is removed, the Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
8. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

RQR-1994 - RANCHO DECATUR, LIMITED LIABILITY COMPANY ON BEHALF OF LAMAR ADVERTISING - Required Two Year Review of an approved Special Use Permit (U-0059-01) FOR FIVE (5) 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN: 139-18-410-001), C-2 (General Commercial) Zone under Resolution of Intent to C-M (Commercial/ Industrial), Ward 5 (Weekly).

IF APPROVED: C.C.: 5/21/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the site of the five billboards is located near North Las Vegas Airport. He stated staff is recommending approval of an additional year; however, after that period of time, it may be determined that the some or all of the billboards will no longer be compatible with the site.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 60 – RQR-1994

MINUTES – Continued:

SCOTT NAFTZGER, Lamar Advertising, 1863 Helm Drive, appeared on behalf of the applicant and agreed with staff's recommendations.

COMMISSIONER GALATI pointed out that this will be the last year he will support this use as the area has gone through a number of changes.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:11 – 1:13)

5-1238

CONDITIONS:

Planning and Development

1. This Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed
2. Prior to the submittal of a building permit, the applicant shall submit to the Planning and Development Department a site plan that depicts the location of all existing off-premise advertising (billboard) signs with an overlay of the developments approved as part of SDR-1404. The Planning and Development Department will review the site plan to ensure compatibility. If conflicts exist, the Planning and Development Department may impose adequate measures to ensure the billboards do not compromise public health, safety, and welfare.
3. If a Site Development Plan Review for new development includes property in which an off-premise advertising (billboard) sign is located, the billboard(s) shall be reviewed as part of the site development plan review for compatibility with the proposed development. Conditions of approval may be imposed that require the removal of some or all of the off-premise advertising (billboard) signs.

PLANNING COMMISSION MEETING OF APRIL 24, 2003

Planning and Development Department

Item 60 – RQR-1994

CONDITIONS – Continued:

4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
6. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign
7. Only one advertising sign is permitted per sign face.
8. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-1948 - CITY OF LAS VEGAS - Request for a Special Use Permit FOR A PROPOSED TAVERN IN THE DURANGO HILLS GOLF COURSE CLUBHOUSE LOCATED WITHIN THE CHEYENNE/DURANGO PARK AND A WAIVER OF THE 1,500 FOOT DISTANCE SEPARATION REQUIREMENT BETWEEN TAVERNS at 3501 North Durango Drive (APN: 138-08-701-013), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] under Resolution of Intent to C-V (Civic), Ward 4 (Brown).

IF APPROVED: C.C.: 5/21/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions - UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that this proposed tavern is within 1500 feet of another tavern. The tavern, he explained will be used for the patrons of the golf course.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 61 – SUP-1948

MINUTES – Continued:

DAVID ROARK, Department of Public Works, appeared on behalf of the City and requested the special use permit to allow the tavern license for the Durango Hills Golf Course Clubhouse. He agreed with staff's recommendations and asked for approval.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:13 – 1:15)

5-1312

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment (Tavern) use.
4. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0022-97) and Site Development Plan Reviews [Z-0022-97 (1)] and [Z-0022-97(2)].
5. All City Code requirements and design standards of all City departments must be satisfied.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-1950 - MER-CAR CORPORATION ON BEHALF OF BOU OLSTEEN - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) at 1401 East Charleston Boulevard (APN: 139-35-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 5/21/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - DENIED – UNANIMOUS with GALATI and QUINN voting No

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, stated this proposed use will have minimal impact on the surrounding neighborhood.

BOU OLSTEEN concurred with all of staff conditions.

TODD FARLOW, 240 North 19th Street, recalled that the City researched this type of enterprise. He stated that this particular community is inundated by too many of these institutions

PLANNING COMMISSION MEETING OF APRIL 24, 2003

Planning and Development Department

Item 62 – SUP-1950

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MINUTES – Continued:

COMMISSIONER EVANS agreed that neighborhoods are being saturated with these kinds of businesses. He expressed his concern relative to too many of these establishments all concentrated in one small area as well as the garish appearance of the exterior of these buildings.

COMMISSIONER McSWAIN understood this to be an ancillary service. She appreciated the comments of COMMISSIONER EVANS but did not feel this particular operation would have the same visual impact as a check cashing outlet that would be considered a stand-alone.

COMMISSIONER GOYNES concurred with COMMISSIONER EVANS and stated he could not support this request.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:15 – 1:20)

5-1390

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-1982 - HOWARD HUGHES CORPORATION ON BEHALF OF THE F.M. AND NANCY CORRIGAN TRUST - Request for a Special Use Permit FOR A PROPOSED TAVERN at 10820 West Charleston Boulevard (APN: 137-36-414-003), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

IF APPROVED: C.C.: 5/21/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because of a business relationship with the Howard Hughes Corporation and NIGRO abstaining because ATTORNEY AMICK’S law firm represents him a zoning item in Henderson

To be heard by the City Council on 5/21/03

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, stated this proposed tavern meets all the base conditions for approval and application is in order.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He pointed out that the proposed tavern is located in the Canyon Point Center. He concurred with staff conditions.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 63 – SUP-1982

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(1:21 – 1:26)

5-1523

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment (Tavern) use.
3. Conformance to the Conditions of Approval for Rezoning (Z-0135-93) and Summerlin Development Plan Review (SV-0001-02).
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2008 - TRANSIT SYSTEMS DEVELOPMENT, LIMITED LIABILITY COMPANY, ET AL - Request for a Special Use Permit FOR THE EXTENSION OF THE LAS VEGAS MONORAIL SYSTEM from the Sahara Station to Stewart Avenue (APN: 139-34-302-004, 005, 006 and 139-33-702-003), Ward 1 (M. McDonald) and Ward 5 (Weekly).

IF APPROVED: C.C.: 5/21/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Power Point Present shown but not submitted

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS with GOYNES abstaining because he is employed by ATC Vancom and the Regional Transportation Commission is one of his Company's clients.

To be heard by the City Council on 5/21/03

NOTE: CHAIRMAN TRUESDELL disclosed that he owns an interest in a parcel located within the notification area, but did not feel the outcome of this item would affect that interest and he would be voting on this item.

NOTE: COMMISSIONER GALATI disclosed that his firm designed the Corporate offices for the Las Vegas Monorail System and no longer having this business relationship, he would be voting on this item.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 64 – SUP-2008

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ATTORNEY ED GARCIA, 3773 Howard Hughes Parkway, represented the applicant along with KEN WALKER of the Las Vegas Monorail System. ATTORNEY GARCIA commended staff for their continued efforts and assistance. He reiterated this request does not address the design of the project, the station, the buildings nor the maintenance facility.

MR. WALKER focused on the monorail extension to downtown. He acknowledged coming forward to request the use permit as a first step in a process to eventually obtain federal funding for the project. MR. WALKER explained that the Regional Transportation Commission conducted a competitive procurement procedure and as a result, Transit Systems Development was selected as the Master Systems developer. Negotiations are still foregoing for the construction of the Monorail System. In his presentation, MR. WALKER illustrated the proposed project. He anticipated the in-service date to be January of 2004. MR. WALKER also conveyed that they encourage the private sector to become fully involved in this public transit project.

RANDALL LEE REYNOLDS, 810 South Commerce Street, appeared in support of this project and was quite pleased with the concept of having private sector involvement with the planning stages of this project. MR. REYNOLDS questioned and offered a suggestion regarding the zoning designations for that area including the area known as the Arts District.

COMMISSIONER EVANS recalled at one time the Master Plan addressed 18 ½ miles of fixed guideway as part of the air quality solution. MR. WALKER conveyed that the Monorail would be the next step. Responding to COMMISSIONER EVANS' inquiry regarding funding, MR. WALKER explained that fund sources include fare-box revenues, transportation loans from the Federal Government void of any interest until such time as the project is complete and functional and lastly, Grant monies authorized by the Federal Government for fixed guideway projects.

COMMISSIONER McSWAIN asked for clarification on the hours of operation and security. MR. WALKER touched on the security aspects indicating that both the Federal Bureau of Investigations and the Metropolitan Police will provide active monitoring and security.

CHAIRMAN TRUESDELL concluded that in it's quest to get public involvement, he looks to significant contribution from the communities.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 64 – SUP-2008

MINUTES - Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:26 – 1:51)

5-1798

CONDITIONS:

Planning and Development

1. All ground level equipment, power propulsion systems and maintenance facilities shall be screened from streets and residential development with a decorative block wall not to exceed 10 feet in height; landscaping sufficient to screen the equipment, systems and facilities shall be required.
2. All proposed buildings and structures associated with the monorail shall be designed to be architecturally compatible with the existing buildings and structures in the vicinity of the system as determined by the Planning Commission and City Council.
3. Any change to the alignment of the monorail route or the maintenance and storage facility shall require an amendment to this Special Use Permit.
4. The exterior noise level generated by the system shall not exceed 75 dBA as measured according to typical ISO (International Standards Organization) standards.
5. Approval of a Site Development Plan for the monorail stations by the Planning Commission and City Council prior to the construction of any portion of the monorail stations.

Public Works

6. Upon development of this project, appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments may be required.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SDR-2037 - CITY PARKWAY IV A, INC. ON BEHALF OF PARADISE DEVELOPMENT - Request for a Site Development Plan Review and WAIVERS TO THE PARKWAY CENTER DESIGN STANDARDS FOR A PROPOSED 73,218 SQUARE FOOT OFFICE BUILDING on 5.11 acres adjacent to the northeast corner of Grand Central Parkway and "F" Street (APN: 139-27-410-002), PD (Planned Development) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions and Amending Condition 3 as follows:

3. *The Transportation Trails System Section 1.3.2 of the Parkway Center Plan shall be met.*

And Amending Condition 8 as follows:

8. **Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.**

- UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 65 – SDR-2037

MINUTES – Continued:

MARGO WHEELER, Planning Manager, Planning and Development Department, stated this proposal has been reviewed by the Parkway Center-Architectural Review and meets all of the standards of the Parkway Center Plan. Staff recommended new language to replace Condition 3.

IAN VASEY, Office of Business Development, provided a brief overview of the project and explained that the proposal would be the first privately-developed Class A office building on Grand Central Parkway and represents a significant step forward in the City's redevelopment efforts.

SUZANNE SANDERS from Paradise Development affirmed that the Architectural Review Committee had reviewed their proposal and the recommended changes were completed by the developer. She concurred with staff conditions as amended and asked for approval.

TODD FARLOW, 240 North 19th Street, was pleased with the trails system.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:51 – 1:56)

5-2925

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval is for an 84,201 square foot office building and associated parking and landscaping. Additional development will require separate Site Development Plan Reviews.
3. A multi-use transportation trail shall be provided along the north side of the subject property along the U.S. Highway 95 right-of-way. The trail shall comply with the standards of the Master Plan Transportation Trails Element, particularly with the design specifications shown in Exhibit 1. The trail may be constructed within the adjacent right-of-way, if there are no physical limitations to doing so and the proper clearances are obtained. Such trail shall have eventual connectivity into other downtown trails such as a trailhead near City Hall to the Bonanza Trail and the possible Third Street pedestrian corridor, linking to the regional trail plan.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 65 – SDR-2037

CONDITIONS – Continued:

4. All development shall be in conformance with the conditions of approval for the site plan and building elevations approved by the Parkway Center-Architectural Review Committee, except as amended by conditions herein.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may

occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 65 – SDR-2037

CONDITIONS – Continued:

14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-2019 - CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR CONQUISTADOR PLAZA adjacent to the northwest corner of Cheyenne Avenue, and Metro Academy Way (APN: 138-07-411-002, 003, 005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

C.C: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- ABEYANCE to 5/22/2003 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, stated the applicant is proposing a 22-foot high sign as opposed to the Lone Mountain Plan that specifies 12-feet high as the limit. Staff, in reviewing the proposal, determined the sign to be too large for the area and not compatible with the surrounding area.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 66 – MSP-2019

MINUTES – Continued:

TINA HAIG, 1010 Stephanie Street, representing the applicant, explained that the office buildings located within the Plaza are two story structures having a setback of 400 feet. She stated the signage is designed to accommodate the names of each of the 18 tenants. Because the front parcels have been approved for one story only, she understands staff's concerns. She was open to any suggestions that would enable her client to receive approval of this request.

TODD FARLOW, 240 North 19th Street, approved of the neon effect of the signage.

CHAIRMAN TRUESDELL compared this project to the Hughes Center, which has an expansive office space area of 1.8 million square feet, and upon the premises there are no signs higher than 12 feet. He added that the focus should be on the address of the location and he felt it would be an injustice to the users. COMMISSIONERS GALATI and McSWAIN agreed with the previous comments. COMMISSIONER GALATI referenced another establishment approved by the County that has met with much opposition from the residents. Subsequently, this Commission has scrutinized all applications to ensure that they conform to the standards and guidelines as set. COMMISSIONER GALATI also conveyed that the tenants will sign leases even without having their firm names on a sign.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:56 – 2:13)

5-3267

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-2032 - MOUNTAIN VIEW PROFESSIONAL PARK, LIMITED LIABILITY COMPANY
- Request for a Master Sign Plan FOR AN APPROVED 69,000 SQUARE FOOT OFFICE DEVELOPMENT on 7.50 acres adjacent to the north side of Smoke Ranch Road, approximately 730 feet east of Tenaya Way (APN: 138-15-810-016), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN– APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 5/21/03

NOTE: CHAIRMAN TRUESDELL disclosed that this project is located in Phase I of the Tech Park and his firm manages the common areas with no involvement with individual properties. Therefore having no economic interest in the subject development, he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the sign plan has been reviewed and approved by the Las Vegas Tech Center. It is in compliance with the Master Sign Plan and staff recommends approval.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 67 – MSP-2032

MINUTES – Continued:

DOUGLAS CROOK, 3950 Howard Hughes Parkway, appeared on behalf of the applicant and asked for clarification to maintain the plan for all of the future projects to the west, the Mountain View Professional Park, and not tie it into the project to the east. Additionally, regarding signage to the rear of the buildings, he clarified that each of the buildings has four sides of elevations and because of the configuration they have allowed for on-building signage.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 74 [SDR-2034] for related discussion.

(2:13 – 2:20)

6-3

CONDITIONS:

Planning and Development

1. Site development to comply with all applicable conditions of approval for the Site Development Plan Review [Z-0068-85(61)] and all other subsequent site-related actions as required by the Planning and Development Department.
2. The signage standards set forth by this Master Sign Plan shall apply to both Mountain View Professional Park – Phase I and Phase II.
3. The colors and materials for the monument sign shall be compatible with the building on the site.
4. Conformance to the sign and building elevations as submitted, except as amended by conditions herein.
5. All signage shall have proper permits obtained through the Building and Safety Department.
6. Illumination of signs shall comply with Title 19.14.070 Residential Protection Standards of the Zoning Code.
7. No temporary signage shall be allowed on the site without the approval of a Temporary Sign Permit from the Planning and Development Department.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 67 – MSP-2032

CONDITIONS – Continued:

Public Works

8. Site development to comply with all applicable conditions of approval for Site Development Plan Review Z-68-85(34) and all other subsequent site-related actions.
9. Signs shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-1939 - BEAZER HOMES HOLDINGS CORPORATION - Petition to vacate U.S. Government Patent Reservations and Right-of-Way generally located adjacent to the southeast corner of Grand Teton Drive and Hualapai Way, Ward 6 (Mack).

SET DATE: 5/7/03

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS McSWAIN abstaining as her firm has a contract with Beazer Homes and GALATI not voting

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, stated this item is in order and staff has recommended approval.

JEFFREY ARMSTRONG, 2727 South Rainbow, appeared on behalf of the applicant and concurred with staff's recommendations.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 68 – VAC-1939

MOTION – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(2:20 –2:21)

6-511

CONDITIONS:

1. The Order of Relinquishment of Interest and Order of Vacation shall record prior to the recordation of any Final Maps adjacent to or overlying the subject right-of-way.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest or Order of Vacation.
3. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest or Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Vacation and Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Relinquishment of Interest or Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is granted by the Director of the Planning and Development Department, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-1981 - KB HOME NEVADA, INC. - Petition to vacate public easements generally located south of Alexander Road, east of Maverick Street, Ward 6 (Mack).

SET DATE: 5/7/03

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is under contract with KB HOME and GALATI not voting

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID MORAN, Southwest Engineering, 3610 North Rancho Drive, concurred with staff conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 69 – VAC-1981

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(2:21)

6-555

CONDITIONS:

1. A sanitary sewer relocation/abandonment plan must be submitted and approved by the Department of Public Works prior to the recordation of the Order of Vacation. Appropriate public sewer easements shall be provided or retained for all public sewers not located within existing public right-of-way.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-1965 - CORONOPARK, LIMITED LIABILITY COMPANY - Petition to vacate a portion of Donald Nelson Avenue, generally located west of Grand Canyon Drive, Ward 6 (Mack).

SET DATE: 5/7/03

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, remarked that staff has no reservation regarding this petition and recommended approval.

JEFFREY ARMSTRONG, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff's recommendations.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 70 – VAC-1965

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(2:21)

6-596

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by SDR-1702 may be used to satisfy this condition.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2017 - CITY OF LAS VEGAS - Petition of Vacation to vacate a public alley, generally located between Bonneville Avenue and Garces Avenue, approximately 180 feet west of Fourth Street, Ward 1 (M. McDonald).

SET DATE: 5/7/03

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions and adding the following condition:

- *If the alley curb cut is not to be used for vehicular access the adjacent property owner shall replace the curb cut with curb, gutter, and sidewalk.*
- **UNANIMOUS**

To be heard by the City Council on 5/21/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID GUERRA, Public Works Department, read an addition to the Conditions regarding the curb cuts.

MIKE VLAVICH, representing the City of Las Vegas, concurred with staff conditions and the added condition.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 71 – VAC-2017

MINUTES – Continued:

COMMISSIONER QUINN inquired whether the parking lot would commence immediately if the Vacation is approved. MR. VLAVICH replied that within a few months, the overhead utilities will be undergrounded and it would be best to wait until that is accomplished.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(2:22 – 2:26)

6-612

CONDITIONS:

1. A sanitary sewer relocation/abandonment plan must be submitted and approved by the Department of Public Works prior to the recordation of the Order of Vacation; alternatively appropriate public sewer easements shall be retained.
2. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
3. This vacation may record in phases. The northernmost portion of the existing alley shall remain public to service Assessor's Parcel Numbers 139-34-301-108 to –110 unless such parcels are acquired by the City prior to recordation of an Order of Vacation. Appropriate public access easements as determined by the Department of Public Works shall be provided to maintain ingress and egress to the public portion of the alley at each phase of vacation.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 71 – VAC-2017

CONDITIONS – Continued:

7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-1968 - THE LAKES LUTHERAN CHURCH - Request for a Site Development Plan Review FOR A 4,840 SQUARE FOOT ADDITION TO AN EXISTING CHURCH on 3.88 acres at 8200 West Sahara Avenue (APN: 163-04-408-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-V (Civic), Ward 1 (M. McDonald).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS with NIGRO abstaining because ATTORNEY AMICK’S law firm represents him on a zoning item in Henderson.

This is Final Action

MINUTES:

EDDIE DICHTER, Planning and Development Department, explained that there are no problems with this request, therefore, staff has recommended approval.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff conditions.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 72 – SDR-1968

MINUTES – Continued:

No one appeared in opposition.

There was no discussion.

(2:26 – 2:27)

6-722

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the time application is made for a building permit, the landscape plan shall be revised and approved by the Planning and Development Department to reflect minimum 24-inch box trees matching the existing landscaping, planted a maximum of 20 feet on-center, and a minimum of four five-gallon shrubs for each tree within provided planters on the eastern edge of the parking lot along Cimarron Road. In addition, two 24-inch box trees and four five-gallon shrubs shall be planted within the provided planter along the north edge of the parking area abutting Via Olivero Avenue to provide adequate buffering.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 72 – SDR-1968

CONDITIONS – Continued:

8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Construct all incomplete half-street improvements on Cimarron Road and Via Olivera Avenue and remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
11. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 72 – SDR-1968

CONDITIONS – Continued:

12. Submit an Encroachment Agreement for all landscaping and private improvements located in the Sahara Avenue and Via Olivero Avenue public rights-of-way adjacent to this site prior to occupancy of this site.
13. Landscape and maintain all unimproved rights-of-way on Sahara Avenue and Via Olivero Avenue adjacent to this site.
14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2018 - SDMI NORTHWEST, LIMITED LIABILITY COMPANY, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 33,000 SQUARE FOOT OFFICE BUILDING on 2.00 acres adjacent to the south side of Peak Drive, approximately 330 feet east of Crimson Canyon Drive (APN: 138-15-310-009 and a portion of 138-15-302-001), C-PB (Planned Business Park), Ward 4 (Brown).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions and Amending Condition 8 as follows:

8. **Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpacklighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.**

– UNANIMOUS

This is Final Action

NOTE: CHAIRMAN TRUESDELL disclosed that this project is located in the Tech Park and his firm manages the common areas with no involvement with individual properties. Therefore having no economic interest in the subject development, he would be voting on this item.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 73 – SDR-2018

MINUTES:

EDDIE DICHTER, Planning and Development Department, explained that this project will be consistent with other uses in the Tech Park and has been reviewed by the Las Vegas Technology Center Architectural Review Committee. He could see just one concern and that related to the amount of landscaping within the planters. Staff has addressed that issue with a condition that specifies the required amount of trees.

DAN BALLARD, 1761 Forest Lot Drive, appeared on behalf of the applicant and concurred with staff conditions but asked if the same standards that apply to the building they are connecting to the east can be applied to this project. Staff had no objection to the applicant's request.

No one appeared in opposition.

There was no further discussion.

(2:27 – 2:28)
6-770

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center along all public rights-of-way and 30 feet on-center along all interior property lines; and a minimum of four five-gallon shrubs for each tree within provided planters.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory

manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 73 – SDR-2018

CONDITIONS - Continued:

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners, and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall be contain a roof.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

15. Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2034 - LB LVTC II, LIMITED LIABILITY COMPANY ON BEHALF OF TRIAD DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction in the Amount of Perimeter Landscaping FOR A PROPOSED 84,500 SQUARE FOOT, 8 BUILDING OFFICE PARK adjacent to the northwest corner of Smoke Ranch Road and US 95 (APN: 138-15-810-017), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

C.C.: 5/21/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 5/21/03

NOTE: CHAIRMAN TRUESDELL disclosed that this project is located in Phase I of the Tech Park and his firm manages the common areas with no involvement with individual properties. Therefore having no economic interest in the subject development, he would be voting on this item.

MINUTES:

EDDIE DICHTER, Planning and Development Department, explained that the sign plan has been reviewed and approved by the Las Vegas Tech Center. It is in compliance with the Master Sign Plan and staff recommends approval.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 74 – SDR-2034

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

NOTE: See Item 67 [MSP-2032] for related discussion.

(2:13 – 2:20)

6-3

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for building permit, to reflect the provision of four (4) loading zones situated throughout the site. The loading zones shall conform to section 19.10.020 of the zoning code.
4. Prior to the submittal of a building permit, the applicant shall meet with the Planning and Development Department to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 74 – SDR-2034

CONDITIONS – Continued:

7. All mechanical equipment, air conditioners, and trash areas shall be fully screened in views from the abutting streets. All trash enclosures shall contain a roof. The trash enclosures shall conform to section 19.08.045 of the zoning code.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All proposed signage for Mountain View Professional Park Phase II shall match the signage types and sizes as submitted in MSP-2032 for Mountain View Professional Park Phase I.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Construct all incomplete half-street improvements (sidewalk) on Cathedral Rock Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system at Rock Springs Drive and Smoke Ranch Road concurrent with development of this site.
14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
15. Sewer service for this site shall be shown in accordance with one of the following three alternatives:

I Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 74 – SDR-2034

CONDITIONS – Continued:

- II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this site.
 - III. Onsite sewers are a common element privately owned and maintained per a Joint Use Agreement if this is mapped as a commercial subdivision.
- 16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access including the possible relocation of the proposed western most driveway out to Smoke Ranch Road, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
 - 17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings. Provide and improve all drainageways as recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TXT-1742 - CITY OF LAS VEGAS - Discussion and possible to action to amend Title 19.04 to allow the slaughtering and processing of live poultry as a conditional use in the C-1 (Limited Commercial), C-2 (General Commercial) and C-M (Commercial/Industrial) zoning district.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

348

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map (Not Applicable)
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions and Amending the following conditions:

- 2.d. The maximum total number of live birds allowed to be maintained within a facility at any one time shall not exceed 50 birds *per day*.
- 2.i. No slaughtering or butchering waste of any type may be stored outside at any time. All such waste including contaminated paper or cardboard shall be stored inside the facility *in a temperature controlled sealed room*.
- 2.j. All waste and debris shall be removed from the facility on a daily basis *in accordance with all Federal, State and Clark County Regulatory criteria*.

And adding the following condition:

- *The processed chickens shall be for retail sales only.*

- UNANIMOUS

This item will be forward to the City Council in Ordinance Form

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 75 – TXT-1742

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

CHAIRMAN TRUESDELL emphasized the intent of this item is determine whether the text amendment, as it applies to Title 19, meets the code requirements and stressed that it is not site specific, but addresses all areas of Las Vegas.

DAVID CLAPSADDLE, Planning and Development Department, provided pertinent information relating to the Commission's request for staff to do additional research regarding the amendment and secondly, to invite representatives from the Clark County Health District to be available to answer questions regarding regulatory criteria. MR. CLAPSADDLE clarified that the present procedure for slaughtering and processing birds is confined to industrial areas. To obtain a special use permit for this particular usage, a number of conditions have been outlined, but MR. CLAPSADDLE also emphasized the Commission's ability to analyze and determine whether the permitted use would be compatible with the surrounding area. MR. CLAPSADDLE further attested to staff's research of other jurisdictions that allow this use. In his research, he discovered that one of the entities allows this process as a right eliminating any requirement for a special use permit. In comparison, the City of San Antonio and the City of Springfield Illinois specifically allows this use by way of a special use permit; that information was contained in the backup provided to each Commissioner.

Information obtained from the City of Los Angeles indicated approval of a variance to allow this use in a grocery store environment. Staff further researched the list of conditions of approval and the process used. A site visit to a grocery store was conducted wherein staff toured the establishment and photographed the processing plant. All of the information was compiled and incorporated into a PowerPoint presentation. Using the overhead, MR. CLAPSADDLE enumerated the base conditions specific to TXT-1742.

GLENN SAVAGE, Clark County Health District Environmental Health Director, together with PAUL KLAUSE, Supervisor of Plan Review for Food Establishments opened their presentation with a commentary regarding their site visit to Liborio Store located in a residential neighborhood within the City of Los Angeles. Step by step he defined the process from the time the birds are unloaded from a container truck onto the loading dock. At this particular location, MR KLAUSE surmised that the delivery, unloading, slaughtering, scalding, de-feathering, chilling and packaging process took place between midnight and 1:30 P.M. Having observed the procedures, MR. KLAUSE indicated areas of concern, one dealing with the type of flooring used in the processing plant, another relating to the sanitation of the cages with a recommendation that a pressure washer hose reel be installed.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 75 – TXT-1742

MINUTES – Continued:

MR. KLAUSE finalized his presentation by mentioning the disposal process and how he ascertained that in Las Vegas, it would be necessary to maintain a refrigerated room to store the waste products prior to being loaded onto a truck at the loading dock. MR. KLAUSE compared a local Las Vegas store to the Liborio Store and stated that the process would be exactly the same and would be overseen by the Clark County Health District. MR. SAVAGE emphasized that inspections are routinely conducted by the Clark County Health District and the United States Department of Agriculture (USDA).

ALBERT CALLYN, 1111 North Lamb Boulevard, #50, referenced the last Planning Commission meeting where he submitted a petition with approximately 400 signatures signifying protests against allowing a processing plant within a residential neighborhood. He stated there is insufficient support and no overwhelming demands for this type of service.

ATTORNEY TROY WALLIN, representing BILL BARREGA, wanted to clarify that this amendment will affect all of Las Vegas. He asked why the City has not addressed this through a master plan amendment and why this could not be accomplished in an industrially-zoned area rather than within a populated area. He also mentioned the quarantine for the Exotic Newcastle Disease. CHAIRMAN TRUESDELL reminded the speaker that any individual applications would be reviewed by the Commission and the matter at hand only deals with the text amendment. ATTORNEY WALLIN went on to address concerns with the conditions that were read by staff and offered some suggestions.

LIZ MOFFITT, 1200 North Lamb Boulevard, Space 18, felt it was ironic that the whole concept of the text amendment was brought about because of a company seeking approval to conduct slaughtering and processing of live poultry. She also disapproved of any such business being conducted in a residential area especially adjacent to regional schools. MS. MOFFITT argued that it would be more appropriate if the proposed business were located outside of two miles from any of the schools.

ROBERT BUTTON, 4565 Dust Gold Avenue, lives near the store that was shown on the presentation. He remarked that a residential area is inappropriate and residents are concerned about waste and noise. MR. BUTTON asked whether the proprietor of the store was informed of the visit when the Health District conducted their research.

RAE HOFFER, 1111 North Lamb Boulevard, Space 238, repeated the same concerns as the previous speakers. She noted that odor problems will arise if a processing plant is allowed as an approved use.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 75 – TXT-1742

MINUTES – Continued:

ROSIE MUNOZ, 1104 Coach Stream Drive, expressed her concerns regarding odor and crawling insects and rodents. She also questioned whether the live chickens would be delivered using the same docking area that other products are delivered at.

TODD FARLOW, 240 North 19th Street, attested to several grocery stores in Richmond, California that offer their customers this service and it is based on what the customers prefer. He commented that processing a bird onsite is a deterrent to contamination rather than having it slaughtered elsewhere and transferred to a grocery outlet. He felt that the main issue is whether the health department maintains proficient regulatory controls and he was certain they do exactly that. Commenting on statements made by a previous speaker, MR. FARLOW shared childhood memories, having been brought up in a town that processed chickens and could see no adversity to children having any exposure to that process.

SHARON LINDZENBART, 7280 Grand Teton, a chicken farmer in the Valley, provided information regarding the Exotic Newcastle Disease. She stated that this disease can be carried on the soles of shoes, truck tires, on clothes, etc. and her main concern focused on how the City and the Health Department would ensure birds transported to and from Las Vegas would not in any way pose a health concern to the public. She added that the Newcastle Disease is a fatal disease and warrants quarantine restrictions. COMMISSIONER GALATI asked MS. LINDZENBART how the disease is transferred. She replied it can be carried by anything having feathers and it can even be transferred for example on your clothes or in your nose. COMMISSIONER QUINN, referencing MS. LINDZENBART'S comments that the disease can be carried on the feathers of a bird, asked whether the scalding process would not take care of any contaminants.

COMMISSIONER GOYNES inquired whether MS. LINDZENBART was subjected to constant inspections, being a chicken farmer. She replied that she was, but had at times refused their entry. She also responded that all birds are potential carriers of the disease.

JOHN MYERLESS, 1111 North Lamb, Space 146, urged the Commission to vote No on the text amendment. FRANK DELCO, 2108 Avington, spoke of his experience as a buyer for Von's Groceries. He stated that the transport of chicken already processed poses no health concerns; however, feathered chickens transported to a slaughter facility, with the standing time it takes before actually being processed can create problems. He asked the Commission to disapprove the text amendment.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 75 – TXT-1742

MINUTES – Continued:

A unidentified resident living in the mobile park appeared in opposition. Like a previous speaker, he spoke of rodents mainly because of the location of a business that is seeking approval to slaughter and process live poultry. CHAIRMAN TRUESDELL reminded the speaker that no specific site is being discussed this evening.

COMMISSIONER EVANS conveyed he had an opportunity to speak with representatives of the Health Department and in doing so, was able to resolve a number of his concerns. He asserted that he was comfortable with staff's conditions and if complied with and monitored by the Health Department, he felt he could support the text amendment.

COMMISSIONER GALATI asked whether there were any processing plants currently operating in the Valley. VICE CHAIRMAN QUINN pointed out that there is an existing facility that processes for local and out-of-state distribution. MR. SAVAGE explained that the facility is regulated by the State and the USDA. MR. SAVAGE provided clarification concerning the Newcastle Disease and stated it is a disease that is detrimental to fowl, not humans. He stated the regulatory control is overseen by the State Department of Agriculture and the US Department of Agriculture. MR. SAVAGE indicated there are various basic regulations regarding nuisance, structural requirements, etc. MR. KRAUSE discussed the mishandling of waste products and what fines are levied.

COMMISSIONER McSWAIN asked for clarification as to the methods used for the inspection of the live birds, a procedure done by the US Department of Agriculture. Both health representatives could not provide that information but explained that the USDA will perform on-site inspections at any facility approved to process live birds. COMMISSIONER McSWAIN inquired about the length of time estimated to process birds, the hours of operation and temperature control. She questioned why the text amendment referenced only chickens and did not address ducks, turkeys or other fowl. MR. CLAPSADDLE remarked that the concept of the text amendment was to set base conditions that all facilities would have to meet. Any deviations would not require a new text amendment, but would have to spelled out as a part of the public hearing process.

Having had numerous conversations with representatives of the Health Department, VICE CHAIRMAN QUINN had no reservations regarding the sanitation aspects of a business that would be approved to process live birds. He felt very confident that each of the regulatory agencies would, in their enforcement of those codes, eliminate any major concerns that would be detrimental to the health and safety of the community. VICE CHAIRMAN QUINN added that he would have no problem adding a condition requiring a one-year review.

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 75 – TXT-1742

MINUTES – Continued:

DEPUTY CITY ATTORNEY BRYAN SCOTT clarified that any type of review would be site specific and normally associated with a special use permit.

MARGO WHEELER, Planning Manager, Planning and Development Department, explained that the text amendment is limited to the process of live chickens.

COMMISSIONER GALATI expressed that the base conditions should be stringent. He offered a number of modifications to the proposed conditions.

CHAIRMAN TRUESDELL summarized by thanking the MR. SAVAGE and MR. KLAUSE for a very thorough presentation. He stated he was disappointed at the misinformation circulating but encouraged comments on any future site-specific applications. He finalized by stating that he would have no problem supporting the text amendment.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: CHAIRMAN TRUESDELL announced that this item was held in abeyance at a previous meeting and as a commitment, it was agreed that this would be heard as a 7:00 p.m. time certain.

(6:17/7:11 – 8:47)

1-512/1-2617

CONDITIONS:

1. Amend Title 19.04.010, Land Use Tables to allow slaughtering and processing of animals as a Special Use in the C-1 (Limited Commercial), C-2 (General Commercial) and C-M (Commercial/Industrial) Zoning Districts.
2. Amend Title 19.04.050 (B) to provide the following base conditions for approving a Special Use Permit for the slaughter and processing of live poultry in the C-1 (Limited Commercial), C-2 (General Commercial) and C-M (Commercial/Industrial) zoning districts:

PLANNING COMMISSION MEETING OF APRIL 24, 2003
Planning and Development Department
Item 75 – TXT-1742

CONDITIONS – Continued:

- a. All live birds shall be stored within an enclosed structure on the site where the processing will take place. The live birds shall be limited only to chickens; no other types of poultry or other animals are permitted to be slaughtered.
- b. All processed live birds shall be sold on site as an accessory use to a commercial establishment. No off-site sale of live or processed birds is permitted.
- c. All processing of live birds shall take place in an enclosed structure operated in accordance with all Federal, State and Clark County regulatory criteria.
- d. The maximum total number of live birds allowed to be maintained within a facility at any one time shall not exceed 50 birds.
- e. Unloading of live poultry and waste pick up shall occur only after 8 a.m. and before 8 p.m.
- f. All deliveries to a facility shall be at a designated loading dock.
- g. Appropriate screening and landscaping shall be determined at the time of site development review by the Planning Commission and City Council.
- h. The exterior and interior of any such facility shall be maintained in an attractive, safe and sanitary condition at all times and the activities occurring on the site shall be conducted in a manner as not to create noise, dust, debris, odors or any similar nuisances to abutting property owners.
- i. No slaughtering or butchering waste of any type may be stored outside at any time. All such waste including contaminated paper or cardboard shall be stored inside the facility.
- j. All waste and debris shall be removed from the facility on a daily basis.
- k. All facilities shall allow on-site inspections by appropriate regulatory agencies at any time.
- l. All customer glass viewing areas for bird selection shall be installed a minimum of 48 inches above the floor level of the facility.
- m. The slaughtering/butchering area shall not exceed 525 square feet and shall be located in an area not readily available to the public.
- n. The minimum separation distance between similar commercial uses which slaughter and process live birds on-site shall be 1,500 feet.
- o. No live birds shall remain on site overnight. Any birds not sold by 4:00 p.m. shall be slaughtered, fully prepared and packaged for sale with other poultry.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TXT-1506 - CITY OF LAS VEGAS - Discussion and possible to action to amend Title 19.04 to allow massage establishments with approval of a Special Use Permit in the C-1 (Limited Commercial), C-2 (General Commercial), C-PB (Planned Business Park), C-M (Commercial Manufacturing) and M (Manufacturing) zoning districts.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommendation NONE.

BACKUP DOCUMENTATION:

1. Location Map (Not Applicable)
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GALATI – APPROVED – UNANIMOUS

This item will be forwarded to City Council in Ordinance Form

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning Manager, Planning and Development Department, explained that this text amendment will require discretionary approval of massage parlors.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(2:25 – 2:30)

6-850

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 24, 2003

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

COMMISSIONER McSWAIN referenced an application for a Jiffy-Lube Store and stated this would be an appropriate service and she would support the application without supporting the rezoning. She was confused as to how to handle this, whether it be through a text amendment or whether if be designated as a suburban-mixed use zoning.

COMMISSIONER GALATI commented that with the number of General Commercial in Town Center, he believed the idea was to have the center piece feel more Urban and allow the other uses to be around the perimeter of Town Center.

CHAIRMAN TRUESDELL recalled that one of the main issues raised was the desire of the neighbors not to have automotive-type uses within certain distance from residential.

(2:30 – 2:35)

6-941

MARY ESWAY, DEPUTY CITY CLERK

DEENY ARAUJO, DEPUTY CITY CLERK

MEETING ADJOURNED AT 2:35 a.m.